



**VILLAGE OF RIVER FOREST**  
**REGULAR VILLAGE BOARD MEETING**  
Monday, April 8, 2019 – 7:00 PM  
Village Hall – 400 Park Avenue – River Forest, IL 60305  
Community Room

**AGENDA**

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Citizen Comments
4. Elected Official Comments & Announcements
  - a. 2018 Officer of the Year – Officer James Cromley
5. Consent Agenda
  - a. Regular Village Board Meeting Minutes – March 11, 2019
  - b. Award Bid and Contract for 2019 Street Patching Program to McGill Construction, LLC for \$70,415
  - c. Award Bid and Contract for 2019 Curb and Sidewalk Program to Strada Construction, Co. for \$60,232.50
  - d. Declaration of Surplus Property and Authorization of Sale By Internet Auction of the 2007 Sterling Vac-Con Sewer Truck – Ordinance
  - e. Monthly Department Reports
  - f. Monthly Performance Measurement Report
  - g. Village Administrator's Report
6. Consent Items for Separate Consideration
7. Recommendations of Boards, Commissions and Committees
  - a. Zoning Board of Appeals – Variation for Lot Coverage at 1427 Jackson – Ordinance
  - b. Plan Commission – Discussion: 2019 Village of River Forest Comprehensive Plan
  - c. Traffic and Safety – Intersection Improvements at the Intersection of Bonnie Brae and Oak
  - d. Traffic and Safety – Amend Title 9 of the Village Code – Changes to Parking Restrictions on the East Side of the 200 Block of Thatcher, the South Side of Linden Between Thatcher and Gale, the East and West Sides of the 200 Block of Gale, the East and West Sides of the 200 Block of Keystone, and the East and West Side to the 200 Block of Forest – Ordinance
  - e. Traffic and Safety – Amend Title 9 of the Village Code Regarding a No Parking Restriction on the North Side of Linden Avenue Between Thatcher and Gale – Ordinance
8. Unfinished Business
  - a. Amend Title 4 of the Village Code – Updates to the Village's Stormwater Regulations – Ordinance
9. New Business
  - a. Fiscal Year 2020 Annual Operating and Capital Budget – Ordinance
  - b. Discussion: Proposed Improvements at Thatcher & Hawthorne
  - c. Update: RFCCA Building Collaboration
10. Executive Session
11. Adjournment

**VILLAGE OF RIVER FOREST  
REGULAR VILLAGE BOARD OF TRUSTEES MINUTES  
Monday, March 11, 2019**

A regular meeting of the Village of River Forest Board of Trustees was held on Monday, March 11, 2019 at 7:00 p.m. in the Community Room of Village Hall, 400 Park Avenue – River Forest, IL.

**1. CALL TO ORDER/ROLL CALL**

The meeting was called to order at 7:03 p.m. Upon roll call, the following persons were:

Present: President Adduci, Trustees Conti, Corsini, Gibbs, Henek, Vazquez

Absent: Trustee Cargie

Also Present: Village Clerk Kathleen Brand-White, Village Administrator Eric Palm, Assistant Village Administrator Lisa Scheiner, Assistant to the Village Administrator Jonathan Pape, Management Analyst Sara Phyfer, Police Chief James O'Shea, Police Commander James Greenwood, Fire Chief Kurt Bohlmann, Public Works Director John Anderson, Village Engineer Jeff Loster, Finance Director Rosemary McAdams, Village Attorney Greg Smith

**2. PLEDGE OF ALLEGIANCE**

President Adduci led the pledge of allegiance.

**3. CITIZEN COMMENTS**

Mary Shoemaker, 633 Keystone, expressed concern about the amount of time she has spent cleaning up after deer on her property. She asked what is being done to address the deer population?

President Adduci stated she has asked the Illinois Department of Natural Resources and Cook County Forest Preserve to come to a meeting and address the Village Board. She stated Staff will let those who have reached out know when the meeting will be, though it may not be until the end of May due to coordinating schedules.

John Grant, 923 Thatcher, requested that the Village Board review the Historic Preservation ordinance. He stated if there is a lot of support for historic preservation, then the Commission should have some teeth. He offered that the Commission should have the ability to say an owner cannot demolish a home. He stated there would have to be an incentive to come up with what actually happens to building; he suggested a grant program or the Village could purchase the building. He stated there could be an incentive program for properties that are vacant for long periods of time. He expressed concern about the Commission's process, and stated the demolition delay period is punitive and a waste of time for applicants.

President Adduci responded to Mr. Grants comments, stating it is an active debate concerning whether the process is a waste of time or not. She explained the Commission's "teeth" are the ordinance itself, the identification of significant homes, and having homeowners meet with the Commission for any modifications to these homes. She invited Mr. Grant to join the conversation when the Commission meets, stating the Board addresses these questions as they come up.

#### **4. ELECTED OFFICIAL COMMENTS & ANNOUNCEMENTS**

Trustee Gibbs wished everyone a Happy St. Joseph's Day.

Trustee Henek stated she attended the Public Hearing for the Comprehensive Plan. She complimented Staff for answering questions and addressing things that came up during meeting. She stated she felt it was apparent there were still questions. She expressed concern that people think that what is written in the Plan is written in stone and the need to convey that message better. She stated the candidate forum for District 90 was the same night and expressed concern that it was not good timing. She recommended that the Board have a meeting to discuss the Plan and not vote on it that same night. She encouraged that people read it and expressed concern that people are being bombarded with it before elections.

President Adduci stated she wanted the Board to vote on it while Trustees Corsini and Conti were still members.

The Board discussed when to have the meeting to discuss the Plan and when to take a vote. President Adduci stated they would have the discussion on the April 8 meeting and take the vote at a 6PM Special Meeting on May 13 before the new Board members were sworn in at the 7PM meeting.

Trustee Conti welcomed everyone to the meeting.

Trustee Vazquez expressed his condolences to the family of the former Fire Chief Charles Henrici. He wished everyone a Happy St. Patrick's and St. Joseph's Day. He encouraged everyone to vote in the April 2 election.

Trustee Corsini stated that, on behalf of the Board, she wanted to express her condolences as well for Chief Henrici, who she stated did great things for the community. She stated she went to Glen Ellyn and discussed the McKee House. She explained that the McKee Preservation Group is a 501(c)(3) organization that fundraises to restore the house so that it does not get demolished. She suggested group fundraising to preserve historic homes could be part of the conversation. She also attended the Public Hearing for the Comprehensive Plan and stated there was a good crowd and good comments. She agreed that the Board needs to give this time for discussion and reiterated that this document took a long time to come together. She praised John Houseal for attending despite his broken knee and complimented staff on responding to questions.

President Adduci announced she and Chief O'Shea attended a conference for mayors and chiefs of police hosted by Cook County Commissioner Peter Silvestri and Cook County State's Attorney Kim Foxx. She stated they presented on all the work the State's Attorney's Office

does, including civil and criminal cases, and the types of prosecution they do at the County. She stated she was impressed with Kim Foxx and that she made the Village feel important.

Chief O’Shea agreed and stated he has a new view of her office.

President Adduci read letters she received from Willard Elementary third graders. Carter Abram’s letter urged people to limit their use of electronics while biking and walking; Ari Ortega’s letter urged the Village to ban plastic straws in River Forest; Sophie Wasiolek’s letter urged residents to take their dogs out more and hoped that the Village would allow people to bring them to restaurants. President Adduci stated she would write back to each student and let them know she read their letters at the meetings.

a. Presentation – David Franek, Chairman of the Historic Preservation Commission

Chairman Franek stated he would be giving the Board the Historic Preservation Commission’s annual report. He stated that a Significant Homes walking map is available and thanked Jan Saeger for her help. He stated there are two upcoming neighborhood exterior house walks and the dates are to be announced. He stated there have been two requests for Certificates of Appropriateness for Significant Homes: 747 William was demolished after a delay period and that 1123 Franklin is on the agenda for March 14. He explained that banks and other lenders do not have the wherewithal or interest in maintaining properties that are OREO (Other Real Estate Owned). He stated that while this is a problem that exists throughout the country, he expressed hope for more vigilance on the Village’s behalf on collecting fines and addressing maintenance. He next addressed Mr. Grant’s comments, stating that the purpose of the 6-month delay is not to be punitive but to request that the property owners meet with the Commission to explore alternatives to demolition. He noted that as part of the last revision to the ordinance several years ago, the HPC agreed, at the Board’s request, to expedite certain projects such as windows and doors. He stated Al Popowitz has completed four YouTube videos highlighting historic properties.

Assistant to the Village Administer Jon Pape remarked that 558 Franklin and 146 Keystone were wholesale renovations. He explained that the Village along with the HPC and homeowners decided to commemorate these projects with two short videos. He said the videos capture the work that was completed and the homeowners’ pride for preserving homes by investing in them.

In response to a question from Trustee Corsini, Chairman Franek stated the Historical Society administers the plaque program and they are still in the process of working with the manufacturer to determine if they can get a volume discount.

Trustee Corsini asked how they can encourage homeowners to apply for the plaques. She stated the videos are great and praised the residents.

In response to a question from Trustee Corsini, President Adduci stated local realtors have a listing of significant homes. Chairman Franek added that for a realtor who is reasonably active in the community, it would be difficult to suggest they are not aware of existence of significant properties, but that he did not know the best way to address how they may advertise homes.

In response to a follow up question from Trustee Corsini, Chairman Franek stated there are 298 Significant Homes and that three have been reviewed for demolition. HPC Commissioner Graham-White gives updates at the Commission meetings of homes on the list that are for sale.

Jan Saeger, 435 William, explained that the plaque program is endorsed by the Historical Society and is not part of the preservation ordinance. She stated they are a good way to commemorate the homes, and that the plaques generally seen around town are oval and give the name of house or architect and the year they were built. She stated 20 homes total have plaques and thanked Public Works Director John Anderson and Public Works Superintendent Mark Janopoulos for their assistance getting plaques for Harlem School and the Berkshire Pumping Station.

Chairman Franek stated the Historical Society is considering the HPC's request that if a property has already been established as Significant, that be considered *prima facie* evidence of its significance in lieu of the extensive research otherwise required to be awarded a plaque.

## 5. CONSENT AGENDA

- a. Regular Village Board Meeting Minutes – February 25, 2019
- b. Executive Session Village Board Meeting Minutes – February 25, 2019
- c. Master License Agreement with AT&T for Small Cell Wireless
- d. Village Design Guidelines for Small Cell Wireless
- e. Amend Title 1 of the Village Code – Amendment to Village Code Regarding the Public Safety Employee Benefit Act – Ordinance
- f. Mayor's Pledge for Making River Forest a Place for Successful Aging
- g. Amend Title 9 of the Village Code – Updates to Village Code to Reflect Changes in Illinois Vehicle Code – Ordinance
- h. Monthly Department Reports
- i. Monthly Performance Measurement Report
- j. Financial Report – February 2019
- k. Accounts Payable – February 2019 - \$1,280,862.90
- l. Village Administrator's Report

Trustee Corsini made a motion, seconded by Trustee Henek, to approve the Consent Agenda items A through D and G-L.

In response to a question from Trustee Conti, Chief O'Shea stated he would not attribute the decrease in crime statistics to any one factor but cited new technologies as changing the style of policing to be more data driven and predictive. He also credited the decrease to hardworking officers and proactive residents.

In response to a question from Trustee Corsini, Chief O'Shea affirmed the police department is notified of OPRF student demonstration. He stated he was not aware of the internal politics at the school related to the increased frequency of demonstrations.

Roll call:

Ayes: Trustees Conti, Corsini, Gibbs, Henek, Vazquez  
Absent: Trustee Cargie  
Nays: None  
Motion Passes.

Trustee Corsini made a motion, seconded by Trustee Conti, to approve Consent Agenda item E.

Trustee Corsini stated she wanted to highlight the importance of the amendments to the Public Safety Employee Benefit Act ordinance. She stated that there is a need to control the insurance cost and to balance our responsibility to employees with our fiduciary responsibility to residents.

Roll call:

Ayes: Trustees Conti, Corsini, Gibbs, Henek, Vazquez  
Absent: Trustee Cargie  
Nays: None  
Motion Passes.

Trustee Vazquez made a motion, seconded by Trustee Gibbs, to approve the Consent Agenda item F.

President Adduci stated she wanted to highlight the importance of Aging in Place and read the Village President's Pledge aloud. She stated the Pledge is an affirmation of what the Village is already doing.

Roll call:

Ayes: Trustees Conti, Corsini, Gibbs, Henek, Vazquez  
Absent: Trustee Cargie  
Nays: None  
Motion Passes.

## 6. CONSENT ITEMS FOR SEPARATE CONSIDERATION

- a. Payment for the Madison Street TIF Fund for \$11,285.98 (*Trustee Vazquez Common Law Conflict of Interest*)

Trustee Corsini made a motion, seconded by Trustee Henek, to approve Accounts Payable for the Madison Street TIF Fund for \$11,285.98.

Roll call:

Ayes: Trustees Conti, Corsini, Gibbs, Henek  
Absent: Trustee Cargie  
Abstain: Trustee Vazquez  
Nays: None

Motion Passes.

## **7. RECOMMENDATIONS OF BOARDS, COMMISSIONS AND COMMITTEES**

None.

## **8. UNFINISHED BUSINESS**

None.

## **9. NEW BUSINESS**

- a. Authorizing the Execution of a Second Amended and Restated Redevelopment Agreement for Lake Street and Lathrop Avenue in the Village and Permitting Temporary Signage Relief Related Thereto – Ordinance

Trustee Gibbs made a motion seconded by Trustee Conti, to authorize the Execution of a Second Amended and Restated Redevelopment Agreement for Lake Street and Lathrop Avenue in the Village and Permitting Temporary Signage Relief Related Thereto – Ordinance.

Village Administrator Palm summarized the major changes in the amended agreement. He explained that the Village is committed to disbursing the remaining committed funds (\$161,629.24) to the developer once the developer's real estate tax issues are resolved, and that the demolition and remediation costs would only be reimbursed to the developer in the event that the Village clawed-back the property.

In response to a question from Trustee Corsini, Administrator Palm stated the timeline for the developer is to pull permits by June 17, 2019, demolish and remediate the property, and commence construction by December 17, 2019. He stated that extensions would require consideration and approval by the Village Board of Trustees.

In response to a question from Trustee Henek, President Adduci stated that every redevelopment agreement has the same timeline but because this one has a claw back clause, the Village has the ability to cut ties with the developer and choose not to allow extensions. She clarified that the Village would not be reimbursing the developer for demolition and remediation costs if they develop the property.

Trustee Henek expressed concern about how often the Board would agree to extend timelines before deciding to cut ties with the developer.

Trustee Gibbs stated since the developer may want to wait until they have more sales, there is no incentive for them to move forward ahead of their financial start date. He stated that this agreement encourages them to start demolition and remediation and invest in a property that the Village could claw back.

President Adduci concurred and stated that the value is a clean piece of property.

In response to a question from Trustee Henek, Administrator Palm stated that the demolition costs were produced by the due diligence of the developer and the remediation costs are an estimate from the Village's perspective.

Trustee Conti stated the reluctance is confidence in the developer and whether the Village would have to execute the claw back.

President Adduci stated she understands the frustration and lack of confidence issues. She praised the proactive work of the developer to bring potential buyers in the door.

Administrator Palm stated that the last time he checked, he believed there were four contracts in and their pre-sale goal is 40% of the units in order to obtain financing.

Trustee Corsini stated she felt comfortable that the Village is covered in all scenarios. She commented that to Trustee Conti's point, everyone is a little hesitant but that they want this to move forward.

The Village Board further discussed the various costs outlined in the agreement.

Roll call:

|          |  |
|----------|--|
| Ayes:    | President Adduci, Trustees Conti, Corsini, Gibbs |
| Absent:  | Trustee Cargie                                   |
| Nays:    | Trustee Henek                                    |
| Abstain: | Trustee Vazquez                                  |

Motion Passes.

b. Discussion: Updates to Village's Stormwater Ordinance and Regulations

Village Engineer Loster presented proposed updates to the Village's stormwater ordinance. He stated the Metropolitan Water Reclamation District (MWRD) has updated their ordinance for stormwater and this would be a good time to update the Village's outdated regulations so that they are more consistent. He added that an update would mean larger developments would not be subject to two different sets of requirements. Village Engineer Loster stated that the ordinance proposes to adopt the MWRD language by reference, thus updating the Village's ordinance concurrently with MWRD updates. He assured, however, that additional language would be added to maintain consistency with current Village standards that the MWRD ordinance does not address. He also proposed including language that all properties be subject to volume control requirements.

In response to a question from President Adduci, Village Engineer Loster stated volume control requirements would be done on a site by site basis and one of three triggers would cause the requirements to come into play. Trigger one would be any development that proposes to increase impervious surface area on site by 1,000 square feet or more, while giving credit for what was existing. Trigger two would be any development that will result in impervious surface area covering 50% or more of the property. Trigger three would be new

construction, aimed specifically at new homes, and would include volume control requirements for all impervious surface areas for the entire project. He gave examples of volume control such as drywells, underground storage tanks, and rain gardens. He expressed concern about the accumulation of more runoff with nowhere for it to go, and stated that just this week he had two residents contact him regarding stormwater issues.

In response to a question from Trustee Corsini, Village Engineer Loster stated grading plan requirements are limited to not creating an adverse impact on neighboring properties, but that the requirements do not cover offsetting or storing stormwater.

In response to a question from President Adduci, Village Engineer Loster stated the Village gets calls after rain events on what to do with the stormwater running off into their yards due to neighboring projects.

Trustee Corsini expressed concern about imposing significant additional costs on residents doing projects and asked about other incentives.

Village Engineer Loster stated the Village currently waives permit fees for permeable projects.

The Village Board further discussed their concerns with imposing volume control requirements. The Board thanked Engineer Loster for his proposals and directed Staff to instead look into offering incentives or providing educational information to control flooding.

## **10. EXECUTIVE SESSION**

None.

## **11. ADJOURNMENT**

Trustee Gibbs made a motion seconded by Trustee Vazquez, to adjourn the regular Village Board of Trustees Meeting at 9:21 p.m.

Roll call:

Ayes: Trustees Conti, Corsini, Gibbs, Henek, Vazquez

Absent: Trustee Cargie

Nays: None

Motion Passes.

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Kathleen Brand-White, Village Clerk



## MEMORANDUM

**DATE:** April 8, 2019

**TO:** Eric J. Palm, Village Administrator

**FROM:** Jeff Loster, Village Engineer

**SUBJECT:** Award of Contract - 2019 Street Patching Program

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**Issue:** Staff is seeking the award of a contract for the 2019 Street Patching Program.

**Analysis:** The FY20 budget includes \$75,000 for this project, of which \$65,000 is budgeted in the General Fund for patching deteriorated sections of streets and \$10,000 is budgeted in the Water and Sewer Fund for patching pavement associated with water and sewer repairs.

On March 27<sup>th</sup>, 2019, Public Works received and opened six competitive bids. As the attached bid tabulation indicates, McGill Construction, LLC. was the lowest bidder with a bid amount of \$70,415.00. McGill Construction has not previously worked for the Village, however, multiple references were checked and all were positive.

Staff will take advantage of the unit pricing received and intends to maximize the amount of work to be completed within the FY20 budget.

**Recommendation:** Staff recommends approval of this contract with the following motion: Motion to award the contract to McGill Construction, LLC in the amount of \$70,415.00 for the 2019 Street Patching Program and authorize the Village Administrator to execute the contract agreement.

**Attachments:** Bid Tabulation

**Village of River Forest  
2019 Street Patching  
Bid Tabulation (3/27/19)**

|        | McGill Construction LLC<br>21227 SO 80th Ave<br>Frankfort, IL 60423 | Chicagoland Paving<br>225 Telser Road<br>Lake Zurich, IL 60047 | Schroeder Asphalt Services<br>PO Box 831<br>Huntley, IL 60142 | JA Johnson<br>1025 East Addison Ct.<br>Arlington Heights, IL | Brothers Asphalt Paving<br>315 S Stewart Ave<br>Addison, IL 60101 | Lindahl Brothers, Inc.<br>622 E. Green St.<br>Bensenville, IL 60106 |             |            |             |            |             |            |             |            |             |
|--------|---|--|---|--|---|---|-------------|------------|-------------|------------|-------------|------------|-------------|------------|-------------|
| Item # | Item  | Unit   | Quantity  | Unit Price   | Total   | Unit Price  | Total       | Unit Price | Total       | Unit Price | Total       | Unit Price | Total       | Unit Price | Total       |
| 1      | Class D Patches, Type I, 2"   | S.Y.   | 100   | \$27.00  | \$2,700.00  | \$25.00   | \$2,500.00  | \$25.00    | \$2,500.00  | \$31.00    | \$3,100.00  | \$25.00    | \$2,500.00  | \$32.00    | \$3,200.00  |
| 2      | Class D Patches, Type II, 2"  | S.Y.   | 300   | \$26.30  | \$7,890.00  | \$25.00   | \$7,500.00  | \$24.00    | \$7,200.00  | \$30.00    | \$9,000.00  | \$25.00    | \$7,500.00  | \$29.00    | \$8,700.00  |
| 3      | Class D Patches, Type III, 2"                                       | S.Y.   | 750   | \$19.90  | \$14,925.00   | \$22.15   | \$16,612.50 | \$23.50    | \$17,625.00 | \$23.00    | \$17,250.00 | \$25.00    | \$18,750.00 | \$28.00    | \$21,000.00 |
| 4      | Class D Patches, Type IV, 2"  | S.Y.   | 2,000   | \$17.95  | \$35,900.00   | \$22.15   | \$44,300.00 | \$23.50    | \$47,000.00 | \$22.50    | \$45,000.00 | \$25.00    | \$50,000.00 | \$27.00    | \$54,000.00 |
| 5      | Class D Patches, Type III, 4"                                       | S.Y.   | 200   | \$40.00  | \$8,000.00  | \$45.00   | \$9,000.00  | \$36.00    | \$7,200.00  | \$41.50    | \$8,300.00  | \$45.00    | \$9,000.00  | \$50.00    | \$10,000.00 |
| 6      | Bituminous Materials (Prime Coat)                                   | GAL  | 1,000   | \$1.00   | \$1,000.00  | \$0.01  | \$10.00     | \$0.01     | \$10.00     | \$0.01     | \$10.00     | \$3.74     | \$3,740.00  | \$0.01     | \$10.00     |

|               |  |             |  |             |  |             |  |             |  |             |  |             |
|---------------|--|-------------|--|-------------|--|-------------|--|-------------|--|-------------|--|-------------|
| As Calculated |  | \$70,415.00 |  | \$79,922.50 |  | \$81,535.00 |  | \$82,660.00 |  | \$91,490.00 |  | \$96,910.00 |
| As Read       |  | \$70,415.00 |  | \$79,922.50 |  | \$81,535.00 |  | \$82,660.00 |  | \$91,490.00 |  | \$96,910.00 |



## MEMORANDUM

**DATE:** April 8, 2019

**TO:** Eric J. Palm, Village Administrator

**FROM:** Jeff Loster, Village Engineer

**SUBJECT:** Award of Contract – 2019 Curb and Sidewalk Replacement Program

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**Issue:** Staff is seeking the award of a contract for the 2019 Curb and Sidewalk Replacement Program.

**Analysis:** The FY20 budget includes \$65,000 for this project. Of the total budget, \$55,000 is budgeted within the General Fund for replacing public sidewalk, driveway aprons and installing detectable warning pads (pads with truncated domes to assist those who are visually impaired). There is also \$10,000 budgeted in the Water and Sewer Fund for replacing curb and gutter. The sidewalk replacement portion of this program is intended to replace all sidewalk with the worst condition rating in order to eliminate tripping hazards and reduce liability to the Village.

In addition to addressing trip hazards Staff will also continue to review existing crosswalks to determine ADA compliance. Staff will continue the Village-wide survey to analyze the slope of the sidewalk at each crosswalk. Most crosswalks are likely already compliant given the minor elevation changes throughout the Village, however, this survey will culminate in a list of those crosswalks that have slopes greater than what the ADA allows. It is required that these crosswalks are brought into compliance during other improvement projects (street resurfacing, water main construction, etc.) but with this approach Staff will be able to replace additional crosswalks each year as the budget allows.

Staff received and opened six competitive bids on March 27, 2019. As the attached bid tabulation indicates, Strada Construction Co. of Addison, Illinois was the lowest bidder with a bid amount of \$60,232.50. Strada most recently worked for the Village on the 2018 Curb and Sidewalk Replacement Project and performed well. As such, Staff recommends the award of the contract for the 2019 Curb and Sidewalk Replacement Program to Strada Construction Co.

Staff will take advantage of the unit pricing received and intends to maximize the amount of work to be completed within the FY20 budget.

**Recommendation:** Staff recommends approval of this contract with the following motion: Motion to award a contract to Strada Construction Co. in the amount of \$60,232.50 for the 2019 Curb and Sidewalk Replacement Program and authorize the Village Administrator to execute the contract agreement.

**Attachments:** Bid Tabulation

Village of River Forest  
2019 Curb and Sidewalk Replacement

Bid Tabulation  
3/27/2019

|        |   |      |          | Strada Construction Co.<br>1742 W Armitage Ct<br>Addison, IL 60101 | Globe Construction, Inc.<br>1781 Armitage Ct.<br>Addison, IL 60101 | Davis Concrete Construction Co.<br>11244 W. Manhattan Monee Rd<br>Monee, IL 60449 | Schroeder and Schroeder, Inc.<br>7306 Central Park<br>Skokie, IL 60076 | Alliance Contractors, Inc.<br>1166 Lake Avenue<br>Woodstock, IL 60098 |             |            |             |            |             |
|--------|---|------|----------|--|--|---|--|---|-------------|------------|-------------|------------|-------------|
| Item # | Item                                    | Unit | Quantity | Unit Price   | Total  | Unit Price  | Total  | Unit Price  | Total       | Unit Price | Total       | Unit Price | Total       |
| 1      | PCC Sidewalk Removal                    | S.F. | 4,750    | \$2.00   | \$9,500.00   | \$2.00  | \$9,500.00   | \$2.75  | \$13,062.50 | \$1.00     | \$4,750.00  | \$1.00     | \$4,750.00  |
| 2      | PCC Sidewalk, 5"                        | S.F. | 4,500    | \$5.75   | \$25,875.00  | \$6.00  | \$27,000.00  | \$6.25  | \$28,125.00 | \$7.25     | \$32,625.00 | \$14.00    | \$63,000.00 |
| 3      | PCC Sidewalk, 6"                        | S.F. | 250      | \$5.75   | \$1,437.50   | \$6.75  | \$1,687.50   | \$6.50  | \$1,625.00  | \$9.00     | \$2,250.00  | \$15.00    | \$3,750.00  |
| 4      | Detectable Warning                      | S.F. | 180      | \$14.00  | \$2,520.00   | \$25.00   | \$4,500.00   | \$18.00   | \$3,240.00  | \$40.00    | \$7,200.00  | \$25.00    | \$4,500.00  |
| 5      | Combination Curb and Gutter Removal     | L.F. | 350      | \$10.00  | \$3,500.00   | \$15.00   | \$5,250.00   | \$7.50  | \$2,625.00  | \$6.00     | \$2,100.00  | \$10.00    | \$3,500.00  |
| 6      | Combination Curb and Gutter, Type B6.12 | L.F. | 325      | \$18.00  | \$5,850.00   | \$19.00   | \$6,175.00   | \$23.75   | \$7,718.75  | \$30.00    | \$9,750.00  | \$72.00    | \$23,400.00 |
| 7      | Combination Curb and Gutter, Type B6.18 | L.F. | 25       | \$20.00  | \$500.00   | \$20.00   | \$500.00   | \$25.50   | \$637.50    | \$40.00    | \$1,000.00  | \$78.00    | \$1,950.00  |
| 8      | Driveway Pavement Removal               | S.Y. | 150      | \$9.00   | \$1,350.00   | \$20.00   | \$3,000.00   | \$16.50   | \$2,475.00  | \$10.00    | \$1,500.00  | \$10.00    | \$1,500.00  |
| 9      | PCC Driveway Pavement, 6"               | S.Y. | 150      | \$63.00  | \$9,450.00   | \$67.00   | \$10,050.00  | \$60.00   | \$9,000.00  | \$60.00    | \$9,000.00  | \$150.00   | \$22,500.00 |
| 10     | Saw Cut, Special                        | L.F. | 50       | \$5.00   | \$250.00   | \$1.00  | \$50.00  | \$1.00  | \$50.00     | \$0.10     | \$5.00      | \$5.00     | \$250.00    |

|               |  |             |  |             |  |             |  |             |  |  |  |  |              |
|---------------|--|-------------|--|-------------|--|-------------|--|-------------|--|--|--|--|--------------|
| As Calculated |  | \$60,232.50 |  | \$67,712.50 |  | \$68,558.75 |  | \$70,180.00 |  |  |  |  | \$129,100.00 |
| As Read       |  | \$60,232.50 |  | \$67,712.50 |  | \$68,558.75 |  | \$70,180.00 |  |  |  |  | \$129,100.00 |



## MEMORANDUM

**DATE:** April 8, 2019

**TO:** Eric J. Palm, Village Administrator

**FROM:** John Anderson, Director of Public Works

**SUBJECT:** Authorization to Sell Surplus Property

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**Issue/Analysis:** Attached is a proposed Ordinance authorizing the sale of surplus property via public auction. The following is a brief summary of the item to be sold:

**2007 Vac-Con Sewer Truck** - This vehicle has been used for the past eleven years for routine sewer cleaning and responding to emergency sewer backups. It is equipped with high pressure water to jet clean and root cut sewer main lines. It also has a powerful vacuum system that removes debris from catch basins and sewer lines. In the past year there were numerous repairs required in order to keep this vehicle operational. The Village Board approved the purchase of a new sewer truck in August of last year. The replacement sewer truck has been recently delivered and is now available for operation, therefore this vehicle is no longer needed. Accordingly, we are seeking to sell this vehicle, and have established a minimum purchase price of \$10,000.00.

**Recommendation:** Staff is proposing to sell this surplus property using an online auction service, such as Obenauf Online Auction Service, and recommend approval of the proposed Ordinance attached hereto. We have used Obenauf previously and experienced positive results. If the Village Board concurs with Staff's recommendation, the following motion would be appropriate: Motion to approve the attached Ordinance authorizing the sale of municipal surplus property by public auction.



**ORDINANCE NO.**

**AN ORDINANCE AUTHORIZING THE SALE BY INTERNET AUCTION OF  
MUNICIPAL PROPERTY OWNED BY THE VILLAGE OF RIVER FOREST**

WHEREAS, in the opinion of a majority of the Corporate Authorities of the Village of River Forest, it is no longer necessary or useful to or for the best interests of the Village of River Forest to retain ownership of the municipal property hereinafter described; and

WHEREAS, it has been determined by the President and Board of Trustees of the Village of River Forest on April 8, 2019, to sell said property by public auction on the Internet.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF RIVER FOREST, COOK COUNTY, ILLINOIS, as follows:

Section 1: Pursuant to Illinois Compiled Statues, Chapter 65, Section 5/11-76-4, the President and Board of Trustees of the Village of River Forest find that the following described property:

|    | <u>ITEM DESCRIPTION</u>                         | <u>MINIMUM VALUE</u> |
|----|---|----------------------|
| 1. | 2007 Sterling Vac-Con<br>VIN# 2FZAATDC57AY09678 | \$10,000.00          |

now owned by the Village of River Forest is no longer necessary or useful to the Village of River Forest and the best interests of the Village will be served by its sale.

Section 2: Pursuant to said Section 5/11-76-4, the Village Administrator or his designee is hereby authorized and directed to sell the aforementioned municipal property, now owned by the Village of River Forest, by public auction on the Internet.

Section 3: The Village Administrator or his designate shall cause to be transferred any titles or other legal documents pursuant to the sale.

Section 4 No bid shall be accepted for any of the above described property which is less than the minimum value set forth herein, unless the Village Administrator or his designee so authorizes.

Section 5: This Ordinance shall be in full force and effect from and after its passage, by a vote of a majority of the Corporate Authorities, approval and publication in pamphlet form as provided by law.

Passed on a roll call vote of the Corporate Authorities on the 8<sup>th</sup> of April, 2019.

AYES:

NAYS:

ABSENT:

ATTEST:

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Catherine Adduci, Village President

APPROVED by me this 8<sup>th</sup> day April, 2019

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Kathleen Brand-White, Village Clerk

APPROVED and FILED in my office this 9<sup>th</sup> day of April, 2019 and published in pamphlet form in the Village of River Forest, Cook County, Illinois



April 8<sup>th</sup>, 2019

STATE OF ILLINOIS}  
COUNTY OF COOK}

I, Kathleen Brand-White, certify that I am the duly elected and acting municipal clerk of the Village of River Forest of Cook County, Illinois.

I further certify that on April 8, 2019 the Corporate Authorities of such municipality passed and approved **Ordinance No. AN ORDINANCE AUTHORIZING THE SALE BY INTERNET AUCTION OF MUNICIPAL PROPERTY OWNED BY THE VILLAGE OF RIVER FOREST** which provided by its terms that is should be published in pamphlet form as provided by law.

By: \_\_\_\_\_  
Kathleen Brand-White, Village Clerk



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

## **MEMORANDUM**

Date: April 1, 2019

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report – March, 2019

The Village issued 101 permits in March, 2019, compared to 93 during the same month in 2018. Although the 2019 permit volume is higher, the revenue is over \$20,000 lower than the previous year due to the types of permits that were issued. This demonstrates the fluctuations that occur in this revenue stream from time to time. Permit revenue collected in March, 2019 totaled \$19,595, compared to \$13,044 in February. Fiscal Year to date building permit revenue is 71% of the \$514,500 budgeted.

### Planned Development Project Updates

Below please find a summary of the status of approved planned development permits as well as certain pending applications.

#### *Approved:*

- The Promenade (7820 W. Madison Street - Approved July 13, 2015) – Construction and inspection of the interior of the unoccupied townhomes continues. Occupancy permits have been issued to 14 of the 29 units.
- Concordia University (7400 Augusta)
  - Cell Tower/Parking Garage (Approved July 9, 2018) – A permit was issued for this project in August, 2018. Under the Planned Development Ordinance, the University has until April 9, 2021 to complete construction for the permit to remain valid.
  - West Annex/Christopher Center Link (Approved July 9, 2018) – Plans have been submitted for a construction permit and are currently under review. Under the Planned Development Ordinance, the University has until April 9, 2019 to obtain a building permit (the application is currently under review), October 9, 2019 to commence construction, and April 9, 2021 to complete construction for the permit to remain valid.
- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018. Under the Planned Development Ordinance, the developer has until June, 2019 to submit a completed building permit application.

- Senior Care Community (Chicago and Harlem) – This project was approved on October 15, 2018. Under the Planned Development Ordinance, the developer has until July, 2019 to submit a completed building permit application. Village staff met with the developer and construction manager to discuss their pending permit application and construction timeline. It is anticipated that a permit application will be submitted in late spring and that construction will commence in late summer. The applicant proposes to meet with neighboring property owners prior to the start of construction and provide a central point of contact for all questions.

*Pending:*

- The Development Review Board held a pre-filing conference on March 21, 2019 regarding a planned development at 344 Lathrop Avenue to allow a portion of the existing space to be renovated for use as a private residence. The applicant plans to attend the May 13, 2019 Village Board meeting to introduce the project to the Village President and Trustees.

### **Permit and Real Estate Transfer Activity Measures**

#### **Permits**

| Month                       | FY 2015    | FY 2016      | FY 2017      | FY 2018      | FY 2019      |
|-----------------------------|------------|--------------|--------------|--------------|--------------|
| May                         | 113        | 124          | 178          | 128          | 205          |
| June                        | 104        | 144          | 179          | 153          | 135          |
| July                        | 112        | 150          | 140          | 194          | 131          |
| August                      | 84         | 144          | 145          | 123          | 170          |
| September                   | 111        | 180          | 130          | 152          | 116          |
| October                     | 120        | 149          | 140          | 119          | 118          |
| November                    | 55         | 72           | 98           | 79           | 90           |
| December                    | 43         | 79           | 55           | 71           | 51           |
| January                     | 24         | 66           | 107          | 69           | 80           |
| February                    | 22         | 67           | 87           | 58           | 67           |
| March                       | 41         | 109          | 120          | 93           | 101          |
| April                       | 78         | 97           | 148          | 136          |              |
| <b>Two Month Comparison</b> | <b>63</b>  | <b>176</b>   | <b>207</b>   | <b>151</b>   | <b>168</b>   |
| <b>Fiscal Year Total</b>    | <b>907</b> | <b>1,381</b> | <b>1,527</b> | <b>1,375</b> | <b>1,264</b> |

#### **Real Estate Transfers**

|                  | March<br>2019 | March<br>2018 | FY 2019<br>YTD Total | FY 2018<br>Total |
|------------------|---------------|---------------|----------------------|------------------|
| <b>Transfers</b> | 14            | 22            | 210                  | 232              |

## Residential Property Demolition

|                                | March<br>2019 | FY 2019<br>YTD Total | FY 2018<br>Total | FY 2017<br>Total |
|--------------------------------|---------------|----------------------|------------------|------------------|
| <b>Residential Demolitions</b> | 0             | 1                    | 4                | 7                |

Demolition permit(s) were issued for the following single family home(s):

|                |                                   |
|----------------|-----------------------------------|
| <u>Address</u> | <u>Architectural Survey Notes</u> |
| n/a            | n/a                               |



## MEMORANDUM

**DATE:** April 2, 2019

**TO:** Eric J. Palm, Village Administrator

**FROM:** John Anderson, Director of Public Works

**SUBJECT:** Monthly Report – March 2019

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### Executive Summary

In the month of March, the Department of Public Works continued with winter operations and focused heavily on tree trimming, street sweeping, and inlet/catch basin cleaning. There was one instance that required staff to respond to a snow and ice event. This resulted in distributing 6 tons of salt on Village streets through a combination of rock salt and the use of salt brine prior to the anticipated snowfall. Exterior brick repair occurred at the Pumping Station and the sealing of the remaining windows that were installed at the Public Works Garage was also performed. The remaining exterior work to be performed at the Pumping Station is the repair of stucco that is deteriorating in several locations on the building. This will be completed in April. Supervisory staff attended a labor and employment law seminar on March 1<sup>st</sup>. This seminar focuses on current issues facing public sector employment practices and changes to labor law. This is expanded upon and related to properly dealing with unionized employees in a local government environment. Staff met with the development team of the Sheridan at River Forest development which will be located at Chicago Ave. and Harlem Ave. These were preliminary discussions regarding the development plans, construction sequencing and staging. Three new drinking fountains were installed in the Village Hall. These fountains are equipped with bottle fillers that display the amount of plastic water bottles that are not used due to the fountains. The call for bids were advertised for the street patching, curb and sidewalk replacement, pavement preservation, and crack-fill projects. These project bids will be placed on the Village Board agenda in April.

Public Works items discussed by the Village Board of Trustees in March:

- Updates to Village's Stormwater Ordinance and Regulations

### Sustainability Commission Items Discussed:

- Proposed Update to Village Stormwater Ordinance
- Powering Safe Communities ComEd Grant
- PlanItGreen Grant Application
- SolSmart Initiative
- Review of Comprehensive Plan
- Village Energy Efficiency Update

## Engineering Division Summary

- Reviewed 8 grading permits
- Conducted monthly Combined Sewer Overflow (CSO) inspection
- Held a Traffic and Safety Commission Meeting on March 20<sup>th</sup>
- Continued oversight of design for miscellaneous alley improvement projects
- Continued design of 2019 Alley Reconstruction Project and submitted to MWRD for permit
- Continued design of 2019 Street Improvement Project and submitted to IDOT and MWRD for permit
- Attended a pre-development review meeting for the Sheridan at River Forest Development
- Advertised and bid the 2019 Street Patching Project
- Advertised and bid the 2019 Curb and Sidewalk Replacement Project
- Advertised the Call for Bids for the 2019 Pavement Preservation Project
- Advertised the Call for Bids for the 2019 Crack Fill Project
- Reviewed all 2018 Sewer Televising Videos and began assembling 2019 Sewer Lining Project Scope

## Public Works – Operations

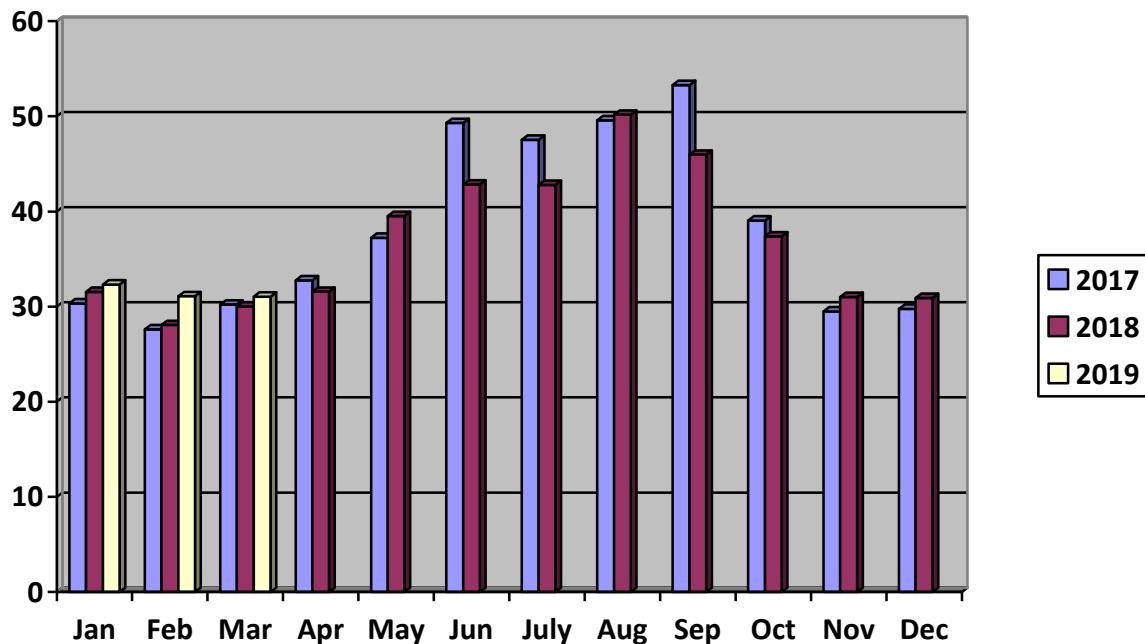
The following is a summary of utility locate requests received from JULIE (Joint Utility Locating Information for Excavators) and work orders (streets, forestry, water, sewer, etc.) that were received and processed during the past 12 months:

|                 | Apr | May | June | July | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar |
|-----------------|-----|-----|------|------|-----|-----|-----|-----|-----|-----|-----|-----|
| Utility Locates | 149 | 258 | 152  | 198  | 168 | 187 | 143 | 79  | 34  | 28  | 21  | 72  |
| Work Orders     | 25  | 51  | 56   | 60   | 45  | 59  | 29  | 39  | 25  | 9   | 20  | 15  |

## Water and Sewer

Monthly Pumpage: March's average daily pumpage of 1.00 million gallons (MG) is slightly higher than March's average of .97 MG in 2018.

### Volume of Water Pumped into the Distribution System (Million Gallons)



In the month of March residents and businesses were notified of backflow violations; they were given notice to comply or have the water shut off on a specific date for non-compliance. The purpose of this program is to remain in compliance with IEPA requirements.

The 2018-2019 water meter replacement program began in December. There were 11 meters installed in March. There are 4 meters left, 3 of them are awaiting new water services with upgrades. Two service leaks were repaired in the month of March. These were located at 1431 Jackson Ave. and 7367 North Ave. Both leaks were on the private side of the b-box and were the property owner's responsibility to repair. On March 13<sup>th</sup> a fire hydrant was hit by a car (insurance claim) was repaired by Suburban General contractors.

The Water Division personnel performed these additional tasks in March:

- Responded to 297 service calls
- Installed 9 water meters
- Exercised 9 valves

### Streets and Forestry

Staff in the Streets and Forestry division focused heavily on tree trimming, tree removal, street sweeping, and inlet/catch basin cleaning. These are the details of the tasks performed frequently in the month of March:

| <b>Description of Work Performed</b> | <b>Quantity</b> |
|--------------------------------------|-----------------|
| Trees Trimmed                        | 381             |
| Trees Removed                        | 8               |
| Street Sweeping (curb miles)         | 277             |
| Sign Repairs/Fabrication             | 26              |
| Sewer Jetting (linear ft.)           | 9               |
| Inlet/Catch Basin Cleaning           | 70              |
| Number of Snow & Ice Responses       | 1               |
| Salt used (tons)                     | 6               |



## Village of River Forest

### POLICE DEPARTMENT MEMORANDUM

**TO:** Eric Palm- Village Administrator

**FROM:** James O'Shea- Chief of Police

**DATE:** April 4, 2019

**SUBJECT:** March 2019 Monthly Report

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#### Crime Statistics

The month of March 2019 showed a 16% decrease in Part I offenses in comparison to March 2018. There was a 1% increase in Part II reported crimes compared to March 2018. A reduction in Burglary and Aggravated Battery incidents contributed to the decrease in Part I crimes. An increase in Criminal Trespass related offenses contributed to the Part II figures. Year to date statistics include a 9% increase in Part I offenses and a 2% decrease in Part II crimes.

|                   | Mar<br>2019 | Mar<br>2018  | Diff.<br>+/- | %<br>+/-    | YTD<br>2019  | YTD<br>2018  | Diff.<br>+/-  | %<br>+/-    |
|-------------------|-------------|--------------|--------------|-------------|--------------|--------------|---------------|-------------|
| <b>Part I*</b>    | <b>16</b>   | <b>19</b>    | <b>-3</b>    | <b>-16%</b> | <b>48</b>    | <b>44</b>    | <b>4</b>      | <b>9%</b>   |
| <b>Part II**</b>  | <b>73</b>   | <b>72</b>    | <b>1</b>     | <b>1%</b>   | <b>182</b>   | <b>186</b>   | <b>-4</b>     | <b>-2%</b>  |
| <b>Reports***</b> | <b>125</b>  | <b>156</b>   | <b>-31</b>   | <b>-20%</b> | <b>421</b>   | <b>421</b>   | <b>0</b>      | <b>0%</b>   |
| <b>Events****</b> | <b>918</b>  | <b>1,780</b> | <b>-862</b>  | <b>-48%</b> | <b>2,855</b> | <b>5,426</b> | <b>-2,571</b> | <b>-47%</b> |

\**Part I Offenses* include homicide, criminal sexual assault, robbery, aggravated battery, burglary, theft, and motor vehicle theft.

\*\**Part II Offenses* include simple battery, assault, criminal trespass, disorderly conduct, and all other misdemeanor and traffic offenses.

\*\*\**Reports* (new category as of September 2015) include total number of reports written by officers during the month.

\*\*\*\**Events* (new category as of September 2015) include all activities conducted by officers, including foot patrols, premise checks, traffic stops, and all other calls for service not included as PART I and PART II offenses.

## **Town Center**

The Police Department conducted one hundred-nine (109) calls for service at the Town Center properties in March 2019; of those calls there were twenty (20) reported crimes, which included nine (9) Retail Thefts, one (1) Theft, and ten (10) Panhandler/Criminal Trespass events. Calls for service at the Town Center were down 27% in comparison to March 2018 and criminal activity was down 31% in comparison to March 2018.

## **Collaboration and Relationship Strengthening**

- Midnight and Afternoon shifts continued extra patrols of parks after hours for curfew, underage drinking, illegal use of narcotics, or other illicit activity.
- Extra traffic missions conducted on Thatcher due to accidents and citizen complaints.
- Extra traffic missions conducted at and near school zones and Lake St. business district.
- Traffic and parking enforcement missions conducted on Lathrop and Division sides of Trinity High School due to citizen and public official concerns.
- Extra one-way only enforcement at Ashland and Oak during school hours.
- Attended West Suburban School Safety Team meeting in Elmwood Park.
- Attended West Suburban Chiefs of Police meeting in Elmwood Park.
- Meeting with Carfax to offer copies of accident reports online for citizens.
- Attended Administrators Forum hosted by district 90.
- Attended NEMRT Annual Board meeting and collaboration session.
- Attended Dementia Live Training to enhance awareness and support the Dementia Friendly River Forest community efforts.
- Officers led a station tour for attendees of the River Forest Library's, "Story Time at the Police Department."
- Conducted a lockdown drill at Roosevelt Middle School.
- Attended a meeting at the West Suburban Temple to discuss security and critical incident response.
- Officers conducted child safety seat inspections.

## **School and Community Support**

During this period, the SRO/CSO Division continued to focus on addressing safety and security concerns by meeting with community organizations and schools. Some of these concerns included general traffic, construction related hazards, and personal safety related issues.

In February 2019, the Automated License Plate Readers (LPR) on the OEO van and Patrol Car #6 were programmed to enforce parking for monthly and daily permits, especially along Hawthorne, Central, and in the

Thatcher lots near the Metra Station. OEO Raymond and other officers who operate the LPR equipped cars report increased efficiencies and operational improvements.

The OEO conducted parking enforcement throughout the Village, resulting in 160 tickets for:

|                        |            |
|------------------------|------------|
| Time Limit             | 46         |
| No Parking Anytime     | 2          |
| Fire Lane/Hydrant      | 2          |
| Handicapped            | 0          |
| Resident Only Zone     | 18         |
| Permit Parking Only    | 23         |
| Daily Parking Fee Zone | 37         |
| Other Parking Offense  | 32         |
| <b>TOTAL</b>           | <b>160</b> |

#### School Resource/Community Service Officer Activity Summary for March 2019

|  |                                      |
|--|--------------------------------------|
| Written Reports                            | 3                                    |
| Foot Patrols / Premise Checks              | 26                                   |
| I-Search and Too Good For Drugs Activities | 9                                    |
| Calls for Service                          | 13                                   |
| Other Assignments                          | 17 assignments/34 hours              |
| Special Assignments                        | 27 assignments /89 hours (see below) |

#### School and Community-Support Activity Highlights for March 2019

Ofc. Ransom completed the following:

- Attended U.S. Department of Justice (DOJ) Violence Against Women Training to start a Community Response Team with Dominican University on 03/01/19.
- Attended in-service training to utilize and deploy new speed trailer on 03/04/19.
- Completed Law Institute Training on 03/05/19.
- Attended Rapid Deployment Training Meeting at EPPD on 03/06/19.
- Attended Security Meeting with Dominican Officials regarding recent burglaries on 03/07/19.
- Attended CRT (Community Response Team) meeting at Dominican University on 03/07/19.
- Phone Conference regarding security measures at West Suburban Temple on 03/11/19.
- Assisted Sgt. Czernik with lockdown drill at Roosevelt School on 03/12/19.
- Attended meeting with Roosevelt Principals on 03/12/19.
- Issued L.O. citation and closed Juvenile Case#18-00152 on 03/12/19 (supplemental report completed).
- Attended D90 Safety Review Committee Meeting.
- Met with Lincoln School Teacher regarding children's behavior at dismissal on 03/13/19.

- Attended Youth Network Council meeting on 03/14/19.
- Met with elderly resident to offer services on 03/12/19 and 03/26/19.
- Met with juvenile offender and parent regarding 19-00348 on 03/15/19 (Supplemental Report Completed).
- Completed and submitted School Lockdown Review for Roosevelt School on 03/15/19.
- Attended Juvenile Officer Training from 03/18/19 – 03/22/19.
- Attended CRT meeting at Dominican on 03/25/19.
- Attended Dementia Live training on 03/25/19.
- Completed ILETSB Online Training on 03/26/19.
- Completed Blood Borne Pathogens/ HAZMAT training on 03/25/19.
- Followed up with family of Juvenile who threatened suicide on 03/26/19 (19-00373 – supplemental report completed).
- Created promotional material for coming events: Crime Prevention Meeting and Seniors Week Presentation.
- Attended Rapid Deployment Training on 03/29/19.
- Created and submitted Aftermath Contest Essay on 03/26/19.
- Conducted regular business checks particularly around shift change when thefts have been prevalent.
- Conducted daily enforcement for student drop-off and pick-up at RF schools.
- Gave police station tour to 2 families on 03/27/19.
- Visited a resident with Dementia and referred her to Senior Services on 03/27/19.
- Taught ISEARCH Classes at the following school:
  - 4 classes at Lincoln on 03/13/19.
- Taught Too Good for Drugs Classes at the following schools:
  - 2 classes at St Luke's on 03/05/19.
  - 1 class at Grace Lutheran on 03/06/19.
  - 1 class at Roosevelt on 03/06/19.
  - 1 class at St. Vincent on 03/08/19.

#### **UPCOMING School and Community Support Activities for April 2019**

Ofc. Ransom will:

- Attend UMOJA Restorative Justice Conference on 04/02/19.
- Attend D90 Safety Committee meeting on 04/03/19.
- Attend annual Oak Park Township Meeting on 04/09/19.
- Meet with OPRF CITE program to teach learning-disabled participants about crime and give station tour on 04/10/19.
- Attend M-Team meeting on 04/18/19.

- Possibly attend Elderly Services Officer Training on 04/16-18/19.
- Participate in “Coffee with a Cop” at Starbucks on 04/23/19.
- Conduct the quarterly Crime Prevention Meeting on 04/24/19.
- Run an interactive presentation with Kelly O’Connor (PYD) at OPRF’s “Hidden in Plain Sight” event on 04/25/19.
- Attend Rifle Training on 04/29/19.
- Attend School Drug training on 04/30/19.
- Continue to teach Too Good For Drugs with Sgt. Czernik.
- Continue to teach ISEARCH.

Sgt. Grill will:

- Assist with Red Light hearings.
- Assist with Adjudication hearings and manage caseload.
- Manage movie and commercial film details, permits, and requests.
- Assist with Information Technology projects.
- Address subpoenas, FOIA requests and other records requests for various sources of police video used in police response and criminal investigations.
- Manage various grant activities.
- Assist with Vehicle Maintenance and Equipment.

OEO Raymond will:

- Monitor parking issues near the various schools.
- Monitor parking issues near the River Forest Community Center.
- Monitor and enforce parking regulations in Daily Fee, Time Zone, Resident Only Zones, and Handicapped Parking Only Areas etc.
- Assist with Court records communications.
- Attend regular court calls to manage case files.
- Assist with Animal control and traffic control services during Fire and Police related events.

| Active Solicitor Permits   |                  |            |
|----------------------------|------------------|------------|
| Individual or Organization | Description      | Expires    |
| Pointe Pest Control        | Pest control     | 24-May-19  |
| College Works Painting     | Home Repair      | 27-Apr-19  |
| Constellation Exelon       | Utility Services | 26-July-19 |
| Constellation Exelon       | Utility Services | 20-Aug-19  |
| Weed Man                   | Lawn Care        | 25-Apr-19  |
| IGS Energy                 | Utility Services | 02-Aug-19  |
| Power Home Remodeling      | Home Repair      | 01-Oct-19  |

## **Budget and Fiscal Monitoring**

### **March 01 – March 31, 2019**

During the month of March, parking citation revenue exceeded monthly projections of \$13,408 for the fiscal year (FY2019). Administrative tow revenue was lower than FY 2019 monthly projections of \$12,058, and local ordinance revenue was slightly lower than the monthly average of \$423 for FY 2019 but on target for fiscal year projections. Overtime costs were slightly lower than the monthly projections of \$14,583 for FY 2019. We will be monitoring and reporting any notable patterns or anomalies during the rest of FY2019.

### **Revenue/Expenditure Summary**

| Category                     | Total # Paid FY19<br>3/19 | Total # Paid<br>FY19<br>Y-T-D | Expenditure/<br>Revenue FY19<br>3/19 | FY19 Y-T-D<br>Expenditure/Revenue |
|------------------------------|---------------------------|-------------------------------|--------------------------------------|-----------------------------------|
| Parking/Compliance Citations | 430                       | 3,914                         | \$16,891                             | \$164,630                         |
| Admin. Tows                  | 17                        | 190                           | \$8,500                              | \$95,000                          |
| Local Ordinance              | 2                         | 32                            | \$300                                | \$5,060                           |
| Overtime                     | 207 hrs.                  | 2,368 hrs.                    | \$13,579                             | \$155,168                         |

## **Significant Incidents and Notable Arrests:**

### **19-00301                      Structure Fire**

On March 2, 2019 River Forest officers were called to a structure fire located in the rear of 1134 Harlem Ave. The responding officers arrived and observed a detached garage that was fully engulfed in flames. Officers provided traffic control in the area so fire equipment could safely be set up to extinguish the flames. Officers also conducted interviews with witnesses in the area. The possible source of the fire was unattended or partially extinguished smoking materials left by the residents. A vehicle outside of the garage were damaged by the fire. The structure and one vehicle inside the garage were completely destroyed by the fire. No injuries were reported during this event.

### **19-00336                      Possession of Controlled Substances/Resisting Arrest**

On March 12<sup>th</sup>, 2019, River Forest officers arrived at the Mobil to follow up on a previous case, when the clerk told them that a 22-year old female from Crystal Lake had been acting suspiciously in the bathroom and was walking out the door. The officers observed discarded drug paraphernalia in the bathroom and attempted to detain the female. The female initially resisted the officers' efforts, but was subsequently detained and found to be in possession of a controlled substance. The female was arrested and later released on bond.

### **19-00358                      Residential Burglary**

On March 17, 2019 River Forest units were dispatched to 1345 Lathrop in reference to a Residential Burglary. An unknown offender made entry to the home by forcing open a rear window. The offender removed cash and

jewelry from the home. The case is pending further investigation.

**19-00366                    Armed Robbery**

On March 19, 2019 River Forest unites were called to 1140 N Harlem Ave, 7-Eleven, in reference to an armed robbery that just occurred. Officers arrived on scene and spoke with the clerk regarding the incident. The clerk related that three male subjects, all armed with handguns and wearing masks, entered the store and forced him to open the register at gun point. The offenders stole money, cigarettes and the clerk's wallet and his money. The offenders brought the clerk to the back room and fled the scene in a vehicle waiting in the parking lot. This case is pending further investigation.

**19-00384                    Retail Theft**

On March 22<sup>nd</sup>, 2019 a River Forest officer was conducting a foot patrol in Jewel and observed a 45-year old male from Maywood concealing commonly stolen merchandise in a backpack. The officer observed the male then exit the store without paying for anything. The male was stopped, arrested for retail theft, and later released on bond.

**19-00391                    Assist Other Police Department/Shooting**

On March 24, 2019 River Forest officers were called to the 7900 block of North Ave. to assist Elmwood Park with a shooting. Officers were informed that a single round had entered the Third floor window of an apartment in Elmwood Park. The bullet penetrated a wall above the living room couch before becoming lodged inside of the wall. River Forest and Elmwood Park Officers canvassed the area for witnesses and evidence related to the crime. No shell casings could be located and it is believed that the round was fired from a moving vehicle on North Ave. It could not be determined if the round where the round was fired from. Elmwood Park Police were investigating further.

**19-00401                    Traffic Crash/Driving Under the Influence**

On March 26, 2019 River Forest officers were called to 355 and 351 Thatcher in reference to a traffic accident. Upon arrival it was discovered that a Dodge Charger driven by a 39-year old male from Skokie had jumped the curb struck a fence. The vehicle continued southbound where it entered and exited the side walls of the garage located at 355 Thatcher before crashing into and coming to a rest in the garage located at 351 Thatcher. The two vehicles inside of 351 this garage were badly damage. The offender exited the vehicle where he was spotted by witnesses before he fled from the scene. The offender, who fled on foot from the wreckage, was apprehended a short distance away and positively identified by witnesses. The offender was transported to the hospital where he was treated and released for minor injuries. Public Works was called to the scene to assist in removing the vehicle from the garage using a front end loader. The offender was charged with Driving Under the Influence, Reckless Driving, Leaving the Scene of a Property Damage accident and several other traffic violations. The offender was processed and released with a court date.

**19-00412                    Driving Under the Influence/Fleeing and Eluding**

On March 29, 2019 a River Forest officer attempted to conduct a traffic stop on a speeding vehicle in the 1500 block of Thatcher. The vehicle failed to yield and fled from the officers at a high rate of speed. Officers terminated their attempted traffic stop and the vehicle continued southbound on Thatcher at a high rate of speed. Shortly

after, it was discovered that the vehicle had crashed into the backyards of 355 and 351 Thatcher a short time later. A witness reported seeing two subjects fleeing from the rolled over vehicle which had struck two fences, several pieces of shrubbery, and a tree, before coming to a rest on the rear bay window of 351 Thatcher. The passenger, a 25-year old female from Chicago was located a short distance from the crash scene and was transported to Loyola Hospital where she suffered bone fractures to her face. Officers set up a perimeter to locate the driver. The driver, a 22-year old male from Chicago was found hiding underneath a car in a driveway. He was taken into custody and transported to Loyola where he was treated and released for his injuries related to the accident. The offender was charged with Driving Under the Influence, Reckless Driving, Fleeing and Eluding, and several other traffic violations. The offender was processed and assigned a court date.

The following chart summarizes and compares the measured activity for all three Patrol Watches during the month of March 2019:

|                             | Midnights<br>2230-0630 | Day Watch<br>0630-1430 | Third Watch<br>1430-2230 |
|-----------------------------|------------------------|------------------------|--------------------------|
| Criminal Arrests            | 4                      | 3                      | 8                        |
| Warrant Arrests             | 3                      | 2                      | 1                        |
| D.U.I Arrests               | 8                      | 3                      | 0                        |
| Misdemeanor Traffic Arrests | 4                      | 5                      | 7                        |
| Hazardous Moving Violations | 56                     | 55                     | 43                       |
| Compliance Citations        | 14                     | 42                     | 37                       |
| Parking Citations           | 139                    | 29                     | 10                       |
| Traffic Stop Data Sheets    | 105                    | 142                    | 142                      |
| Quasi-Criminal Arrests/ L.O | 3                      | 0                      | 1                        |
| Field Interviews            | 10                     | 8                      | 31                       |
| Premise Checks/Foot Patrols | 253                    | 129                    | 298                      |
| Written Reports             | 28                     | 60                     | 53                       |
| Administrative Tows         | 9                      | 3                      | 7                        |
| Booted vehicles             | 0                      | 2                      | 0                        |
| Sick Time used (in days)    | 0                      | 2                      | 4                        |

## **Detective Division**

Detective Sergeant Labriola worked eighteen (18) days performing detective duties.

Detective Fries worked nineteen (19) scheduled days performing detective duties.

Detective Sergeant Labriola and Detective Fries completed one background check for a fire fighter/paramedic who has applied for a position with the River Forest Fire Department. An in-person interview with the candidate, and extensive research were completed to provide documentation to the Board of Fire and Police Commission.

Detective Sergeant Labriola and Detective Fries attended a multi-jurisdictional Rapid Deployment exercise on 29Mar19. Furthermore, Detective Sergeant Labriola attended an Investigation for Cell Phone Carriers training on 28Mar19. Detective Sergeant Labriola and Detective Fries also attended Dementia Awareness training on 25Mar19.

Detective Sergeant Labriola and Detective Fries met with a SOI in the Cook County Jail reference a homicide (17-02025), and also went to the Skokie courthouse to meet with the State's Attorney in reference to the SOI's pending criminal case. Furthermore, a new SOI has been developed and both Detective Sergeant Labriola and Detective Fries met with the new SOI at the Cook County Jail.

Detective Sergeant Labriola and Detective Fries conducted research into evidence supplies and digital investigative products for the Department to purchase. Some mission critical evidence supplies have been purchased.

Detective Sergeant Labriola was activated twice for WESTAF to respond to homicides in Berwyn.

During the month of March, the Detective Unit opened up/reviewed twelve (12) cases for potential follow-up. Of those cases, two (2) were Administratively Closed, one (1) was Exceptionally Cleared, seven (7) are Pending, and two (2) were Cleared by Arrest. The Unit also continued to investigate open cases from previous months, as well as assisted the Patrol Division in apprehending and charging multiple offenders.

#### Year to Date Arrest Statistics

| Quantity Arrested | # Felony Charges | # Misdemeanor Charges | # Warrants |
|-------------------|------------------|-----------------------|------------|
| 6                 | 2                | 6                     | 0          |

#### March 2019 Case Assignment Summary

| Part I                      | # Cases   | Cleared by Arrest | Adm Closed | Screen Out | Susp     | Except       | Pend     | Refer    | Unfound  |
|-----------------------------|-----------|-------------------|------------|------------|----------|--------------|----------|----------|----------|
| Residential Burglary        | 1         |                   |            |            |          |              | 1        |          |          |
| Criminal Sexual Assault     | 1         |                   |            |            |          |              | 1        |          |          |
| Criminal Sexual Abuse       | 1         |                   |            |            |          |              | 1        |          |          |
| Armed Robbery               | 1         |                   |            |            |          |              | 1        |          |          |
| Battery                     | 2         | 1                 |            |            |          |              | 1        |          |          |
| Part I Total                | 6         | 1                 | 0          | 0          | 0        | 0            | 5        | 0        | 0        |
| Part II                     | # Cases   | Cleared by Arrest | Adm Closed | Screen Out | Susp     | Except Clear | Pend     | Refer    | Unfound  |
| Retail Theft                | 2         |                   |            |            |          |              | 2        |          |          |
| Criminal Damage to Property | 2         |                   | 2          |            |          |              |          |          |          |
| Hit and Run                 | 1         | 1                 |            |            |          |              |          |          |          |
| Fleeing and Eluding         | 1         |                   |            |            |          | 1            |          |          |          |
| Part II Total               | 6         | 1                 | 2          | 0          | 0        | 1            | 2        | 0        | 0        |
| <b>TOTALS</b>               | <b>12</b> | <b>2</b>          | <b>2</b>   | <b>0</b>   | <b>0</b> | <b>1</b>     | <b>7</b> | <b>0</b> | <b>0</b> |

## **March 2019 Juvenile Arrests**

| <b>Offenses</b> | <b>Adjusted</b> | <b>Cited</b> | <b>Petitioned</b> | <b>Referred</b> |
|-----------------|-----------------|--------------|-------------------|-----------------|
| Retail Theft    |                 |              | 1                 |                 |
| Total (1)       | 0               | 0            | 1                 | 0               |

### **New Investigations**

#### **19-00302              Battery & Assault**

On March 3, 2019 at 11:30AM River Forest Officers responded to the Chase Bank located at 630 Harlem in reference to a subject who had been stabbed in the ATM vestibule. Investigators were notified and responded from home to assist with the investigation. After speaking with all parties, either at the hospital or at the River Forest Police Department, it was determined that the subject who was stabbed, a 32-year-old male from Chicago was the primary aggressor. He was stabbed, as the result of a self-defense act by a victim, after he struck a female victim in the vestibule. The Cook County State's Attorney Felony Review Unit responded and agreed that no charges should be filed against the male subject who stabbed the 32-year-old male. Furthermore, with the assistance from the Federal Bureau of Investigation and Chase Bank, Investigators were able to review video surveillance from inside of the bank which further corroborated the events which took place. The 32-year-old male was charged with Misdemeanor Battery and Assault.

#### **19-00315 & 19-00316    Criminal Damage to Property**

On March 3, 2019 at 11:53PM River Forest Officers responded to Dominican University in response to a Criminal Damage and Criminal Trespass report. Upon arrival it was determined that an unknown male subject entered the building without permission and damaged the doors to two separate dormitory rooms. After speaking with the occupants of both rooms it was determined that there was no loss in either room. Video surveillance captured the offender entering and exiting the school. A Critical Reach Intelligence bulletin was disseminated in an attempt to identify the offender. However, there was not an identification made, and as a result, both cases were Administratively Closed.

#### **19-00338              Hit & Run**

On March 12, 2019 at 6:12PM River Forest Officers responded to the 400 block of Harlem in reference to a Hit & Run. A description of a female driver was provided, but the vehicle that fled registered to a male subject. Investigators located a possible offender, a 23-year-old female from Cicero, who was arrested that evening on traffic related charges, and was driving the vehicle used in this Hit & Run when she was arrested. She was placed in a photographic lineup, and the victim positively identified her. On March 27, 2019 Investigators arrested the 23-year-old female, and she was charged with Driving while License Suspended and Leaving the Scene of an Accident.

#### **19-00349              Retail Theft**

On March 15, 2019 at 1:52PM River Forest Officers responded to Lens Crafters at 7345 Lake St. in reference to a male and female subject who stole over \$5,400 worth of glasses which were on display. Still images were

obtained from store video surveillance and a Critical Reach Intelligence bulletin was disseminated in an attempt to identify the offenders. This case is Pending.

**19-00350                    Retail Theft**

On March 15, 2019 at 2:30PM River Forest Officers responded to Walgreen's located at 7251 Lake St. in reference to a Retail Theft. The offender, a male subject who stole multiple sticks of deodorant and batteries, left the store in an unknown direction. Still images from store video surveillance were obtained a Critical Reach Intelligence bulletin was disseminated in an attempt to identify the offender. The offender has not been identified as of yet and this case is still Pending.

**19-00353                    Information for Police**

On March 16, 2019 at 12:38PM a River Forest Officer took a station report for a subject claiming his father had sexually abused him fifteen years ago while they resided in River Forest. Investigators met with the reporting party, his mother, and are currently speaking with other relatives and outcry witnesses to substantiate his claims. This case is still Pending.

**19-00358                    Residential Burglary**

On March 17, 2019 River Forest Officers responded to the 1300 block of Lathrop in reference to a Residential Burglary. It was determined that the Residential Burglary occurred on March 17, 2019 between 6:00PM and 11:21PM. It was also determined that the power to the residence had been shut off, and numerous items including jewelry and USC were taken from within the residence. Furthermore, after Investigators spoke with the resident, he stated that he had his cellular telephone stolen from him while at a casino in Indiana on February 21, 2019. The person(s) who took his phone attempted to gain access to his bank accounts, and shortly after his phone was stolen he was notified that unknown person(s) attempted to transfer money from his mother's River Forest MB Financial account which he oversees. The resident is attempting to provide cellular telephone records and information from MB Financial to assist with the investigation. A private latent fingerprint examiner also reviewed the latent prints that were recovered from the scene but was unable to identify an offender. This case is still Pending.

**19-00366                    Armed Robbery**

On March 19, 2019 at 4:33AM River Forest Officers responded to 7-11 located at 1140 Harlem in reference to an Armed Robbery where three masked subjects entered the store and demanded money from the store register and clerk, plus demanded cigarettes from the store. The subjects fled in an unknown vehicle but a description was of the car was provided. Investigators reviewed the red light camera at North Ave. and Harlem and located a registration for the vehicle which was later determined to be stolen from Chicago. Investigators worked with the Chicago Police Department and tentatively identified two subjects who may have been involved in this Armed Robbery. This case is still Pending.

**19-00377                    Fleeing and Eluding**

On March 21, 2019 at 11:03AM a River Forest Officer stopped a vehicle at Chicago and Monroe in River Forest. As the officer approached the vehicle it fled from the traffic stop. Another River Forest observed the vehicle and the driver as it fled. The vehicle was later towed from in front of the registered owner's residence, and an

Administrative Hold was placed on the vehicle. However, the officer was unable to identify anyone in a photo lineup. Because the driver can no longer be identified but is known, this case will be Exceptionally Cleared.

**19-00398                   Criminal Sexual Abuse**

On March 24, 2019 River Forest Officers responded to the 1500 block of Ashland in reference to a Domestic Disturbance. It was reported that the boyfriend of the mother put his hands on the juvenile daughter's neck during an argument. After the argument took place, the 14-year-old juvenile's 19-year-old boyfriend arrived on scene. It is alleged that the 14-year-old juvenile was impregnated by the boyfriend at some point in time within the last couple of months. It is further alleged that the juvenile's mother allows the juvenile and her boyfriend to engage in sexual intercourse while in her residence. DCFS was contacted and a forensic interview will be scheduled to determine the validity of these claims and possible criminal charges.

**19-00409                   Battery**

On March 27, 2019 a River Forest Officer met a victim of a Battery in the River Forest Police Department lobby. The victim related that on March 27, 2019 at approximately 5:45PM she was driving her vehicle E/B Chicago from Thatcher when another vehicle pulled along the side of her vehicle and an unknown passenger threw something that struck her. The victim provided a registration for the vehicle and a photo lineup will be done with the victim. This case will be Pending.

**Old Cases**

**17-02025                   Homicide**

Detective Sergeant Labriola and Detective Fries met with the Source of Information and obtained phone numbers of the potential suspects. The subpoenas were sent to the Grand Jury and Investigators are awaiting the results from the phone company. Detective Sergeant Labriola and Detective Fries also attended the Source of Information's court date to speak with the Assistant State's Attorney about his case. Detective Sergeant Labriola and Detective Fries also met with another SOI inside of the jail with pertinent information.

**19-00210                   Retail Theft**

On March 11, 2019 the 19-year-old male responsible for this Retail Theft was located at the Cook County Jail on unrelated charges. He was charged with misdemeanor Retail Theft, and other jurisdictions were notified about his whereabouts since they had outstanding cases for him as well.

**19-00289                   Possession of a Stolen Motor Vehicle**

On March 01, 2019 Investigators located the 22-year-old male involved in this Possession of Motor Vehicle offense at his residence located in the 2800 block of S. Austin in Cicero. He was taken into custody, provided a written statement, and charged with Possession of a Stolen Motor Vehicle. The case was indicted at the Grand Jury and is pending a court date.

**Training**

During the month of March 2019, twenty-nine (29) officers attended training classes for a total of two hundred and seventy-seven (277) hours of training. The Department members, courses, and total number of hours included in the course are detailed below.

| <b>Officer Name</b> | <b>Course Title</b>                                     | <b>Start</b> | <b>End</b> | <b>Hours</b> |
|---------------------|---|--------------|------------|--------------|
| Swierczynski        | Staff and Command                                       | 03/04/2019   | 03/15/2019 | 80           |
| Chief O'Shea        | IPELRA-Employment Law Seminar                           | 03/01/2019   | 03/01/2019 | 8            |
| Cmdr. Greenwood     | IPELRA-Employment Law Seminar                           | 03/01/2019   | 03/01/2019 | 8            |
| Ostrowski           | Evidence Technician                                     | 03/04/2019   | 03/08/2019 | 40           |
| Ostrowski           | Foot Wear Impression Evidence Technician                | 03/19/2019   | 03/19/2019 | 8            |
| Sheehan             | Foot Wear Impression Evidence Technician                | 03/19/2019   | 03/19/2019 | 8            |
| Bowman              | Brazos-Electronic Citation training                     | 03/18/2019   | 03/19/2019 | 16           |
| Humphreys           | Brazos-Electronic Citation training                     | 03/18/2019   | 03/19/2019 | 16           |
| Sheehan             | Juvenile Court Act Update                               | 03/27/2019   | 03/27/2019 | 8            |
| Labriola            | Investigations Using Data from Wireless Carriers        | 03/28/2019   | 03/28/2019 | 8            |
| Czernik             | Rapid Deployment Exercise –Harwood Heights              | 03/28/2019   | 03/28/2019 | 8            |
| Sheehan             | Rapid Deployment Exercise –Harwood Heights              | 03/28/2019   | 03/28/2019 | 8            |
| Fries               | Rapid Deployment Exercise –Harwood Heights              | 03/29/2019   | 03/29/2019 | 8            |
| Labriola            | Rapid Deployment Exercise –Harwood Heights              | 03/29/2019   | 03/29/2019 | 8            |
| Ransom              | Rapid Deployment Exercise –Harwood Heights              | 03/29/2019   | 03/29/2019 | 8            |
| Tagle               | Rapid Deployment Exercise –Harwood Heights              | 03/29/2019   | 03/29/2019 | 8            |
| Department          | Dementia Free Training/1 hour long training/29 attended | 03/21/2019   | 03/31/2019 | 29           |
| <b>Totals</b>       |   |              |            | <b>277</b>   |

Besides the above training, all Department members began completing the below state-mandated online training:

- Hazmat
- Blood Bourne Pathogens
- Domestic Violence
- Sexual Assault
- FEMA NIMS ICS-200



## MEMORANDUM

TO: Eric J. Palm  
Village Administrator

Kurt Bohlmann

FROM: Kurt Bohlmann  
Fire Chief

DATE: April 4, 2019

SUBJECT: Monthly Report – March – 2019

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The Fire Department responded to 173 calls during the month of March. This is above our average number of calls in comparison to 2018. We experienced five fire related calls for the month. Emergency Medical Service calls represented 63% of our response activity for the month of March.

| Incident Group            | Count |
|---------------------------|-------|
| 100 – Fire                | 5     |
| 200 – Rupture/Explosion   | 0     |
| 300 – Rescue/EMS          | 109   |
| 400 – Hazardous Condition | 6     |
| 500 – Service Calls       | 11    |
| 600 – Good Intent         | 22    |
| 700 – False Alarm         | 20    |
| 800 – Severe Weather      | 0     |
| 900 – Special Incidents   | 0     |

A national recall on the braking system for our ladder truck has delayed returning it to service. Parts are not yet available for the repair, but we are at the top of the list when the parts do become available.

The new alerting system continues to progress. WSCDC has received their equipment and our equipment is in transit.

Fire Marshal Wiley and I attended the Metro Chiefs symposium on protecting soft targets. The training will help increase our awareness to potentially vulnerable areas in River Forest and reduce the risk of a major incident.

I attended the meeting for the Triton College Advisory Board. We discussed ways Triton can improve their Fire Science program and ways Triton can assist communities with training.

All three shifts and I attended training Dementia Live presented by Right at Home. The training increased awareness of and strategies for dealing with incidents where dementia is a factor.



## **Officers Meeting**

Topics discussed during our monthly department officers meeting include:

- Personnel
- Apparatus
- Inspections
- Response Times

## **Incidents of Interest**

River Forest Fire Department responded to a structure fire in River Forest. Multiple lines were laid and crews extinguished remains of the garage and the single vehicle that was inside. The area around the garage was barricaded to protect from possible collapse of the garage walls.

See details below.

## **Suppression Activities**

For the month of March, we responded to 173 emergency calls, which is below our normal amount of calls. Of this total, five were fire related incidents. Two of these fire incidents occurred in River Forest. The other three fire incidents occurred outside of River Forest.

The first incident was a garage fire in River Forest. RFFD received auto-aid from OPFD, EPFD and FPFD. Upon arrival, we found a detached garage that was fully involved. Multiple lines were laid and crews extinguished the remains of the garage and the single vehicle that was inside. We were able to make contact with the property manager. A vehicle that was parked to the south of the garage sustained rear quarter panel damage due to the heat from the fire. The area around the garage was barricaded to protect from possible collapse of the garage walls. The fire caused a \$30,000 loss in property and \$20,000 loss in contents.

The second incident was a structure fire in Oak Park. OPFD found a resident cooking outside yet no fire found. We were staged on Harlem Ave and released by OPFD.

The other three fires were cooking fires that caused no damage. One of these occurred in River Forest and the other two were in Elmwood Park.

### **Training**

This month the department participated in various training activities such as:

- All shifts continued their assigned building inspections.
- Loyola monthly CE was on SMO updates which took effect April 2nd
- All shifts continuing re-familiarizing with Truck 219, driving and operations
- FF/PM Buchholz attended 40-hour Advanced Technician Firefighter at Romeoville
- Shifts participated in a 1-hour Dementia Live presentation by Right at Home
- Shifts performed annual fit test on their G1 SCBA and Millenium CBRN masks
- Shifts performed annual SCBA consumption drill
- Zipperich and Carter attended monthly Div 11 TRT drill in Oak Park. Subject was Search & Rescue and Communication equipment
- Zipperich and Viera attended monthly Div 11 Haz Mat. Subject was trailer familiarization and maintenance
- Carter, Bochenek and Zipperich attended an 8-hour Rescue Task Force Active Shooter drill presented by Cook County Dept of Homeland Security and hosted by LaGrange Fire and Police Depts at Lyons Township High School

### **Paramedic Activity**

We responded to 109 ambulance calls making contact with 115 patients for the month of March, which is above our monthly average number of EMS calls. Of this total, 51 patients were classified as ALS and 61 were BLS. There was 3 invalid assists. 22 of the 61 BLS patients refused treatment and/or transport.

A detailed monthly EMS report is available for review.

### **Fire Prevention**

During the month of March, the Fire Prevention Bureau conducted 24 Regular Inspections and 26 Company Inspections with 75 violations noted and 17 violations corrected.

A detailed monthly Fire prevention report is available for review.



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

## MEMORANDUM

Date: April 3, 2019  
To: Eric Palm, Village Administrator  
From: Lisa Scheiner, Assistant Village Administrator  
Subj: Village-Wide Performance Measurement Report – March 2019

| <b>Building Department Performance Measures</b>                     | <b>FY 2018 Actual</b>      | <b>FY 2019 Goal</b> | <b>March Actual</b> | <b>FY 2019 YTD</b>         |
|---|----------------------------|---------------------|---------------------|----------------------------|
| Plan reviews of large projects completed in 21 days or less         | 73%<br>(99 of 135)         | 95%                 | 83%<br>(10 of 12)   | 74%<br>(86 of 117)         |
| Average length of review time for plan reviews of large projects    | 17.2 days<br>(Monthly Avg) | >21                 | 19.75 days          | 17.9 days<br>(Monthly Avg) |
| Re-reviews of large projects completed in 14 days or less           | 85%<br>(158 of 185)        | 95%                 | 91%<br>(10 of 11)   | 91%<br>(142 of 156)        |
| Average length of review time for plan re-reviews of large projects | 9.0 days<br>(Monthly Avg)  | >14                 | 8.818 days          | 9.9 days<br>(Monthly Avg)  |
| Plan reviews of small projects completed in 7 days or less          | 100%<br>(202 of 202)       | 95%                 | 100%<br>(6 of 6)    | 100%<br>(183 of 183)       |
| Express permits issued at time of application                       | 100%<br>(228 of 228)       | 100%                | 100%<br>(21 of 21)  | 100%<br>(209 of 209)       |
| Inspections completed within 24 hours of request                    | 100%<br>(2107 of 2107)     | 100%                | 100%<br>(75 of 75)  | 100%<br>(1464 of 1464)     |
| Contractual inspections passed                                      | 88%<br>(1844 of 2107)      | 80%                 | 99%<br>(74 of 75)   | 93%<br>(1355 of 1464)      |
| Inspect vacant properties once per month                            | 100%<br>(301 of 301)       | 100%                | 100%<br>(17 of 17)  | 100%<br>(192 of 192)       |
| Code violation warnings issued                                      | 180                        | N/A                 | 17                  | 171                        |
| Code violation citations issued                                     | 73                         | N/A                 | 0                   | 38                         |
| Conduct building permit survey quarterly                            | 4                          | 1 per quarter       | 1                   | 4                          |
| Make contact with existing business owners                          | 60                         | 5/month<br>60/year  | 5                   | 55                         |

| <b>Fire Department Performance Measures</b>   | <b>FY 2018 Actual</b> | <b>FY 2019 Goal</b> | <b>March Actual</b> | <b>FY 2019 YTD</b>   |
|---|-----------------------|---------------------|---------------------|----------------------|
| Average fire/EMS response time for priority calls for service (Includes call processing time) | 4:00 minutes          | 5 Min               | 4:12 minutes        | 4:14 minutes         |
| Customer complaints and/or public safety professional complaints                              | 0%                    | <1%                 | 0%                  | 0%                   |
| All commercial, multi-family and educational properties inspected annually                    | 784                   | 335 inspections     | 50                  | 294                  |
| Injuries on duty resulting in lost time   | 5                     | <3                  | 0                   | 1                    |
| Plan reviews completed 10 working days after third party review                               | 4.94 days on average  | <10                 | 4. days on average  | 2.19 days on average |
| Complete 270 hours of training for each shift personnel                                       | 7356.3                | 4824                | 484.                | 4253.3               |
| Inspect and flush fire hydrants semi-annually   | 1530                  | 445 annually        | 0                   | 365                  |

| <b>Police Department Performance Measures</b>   | <b>FY 2018 Actual</b> | <b>FY 2019 Goal</b>           | <b>March Actual</b> | <b>FY 2019 YTD</b> |
|---|-----------------------|-------------------------------|---------------------|--------------------|
| Average police response time for priority calls for service (Does not include call processing time) | 3:49 minutes          | 4:00                          | 5:34 minutes        | 4:51 minutes       |
| Injuries on duty resulting in lost time   | 0                     | 0 Days Lost                   | 0                   | 2                  |
| Reduce claims filed for property & vehicle damage caused by the Police Department by 25%            | 1                     | <3                            | 0                   | 6                  |
| Maintain positive relationship with the bargaining unit and reduce the number of grievances         | 0                     | 0%                            | 0                   | 0                  |
| Reduce overtime and improve morale by decreasing sick leave usage                                   | 159 days              | 10% reduction                 | 7 days              | 111 days           |
| Track accidents at Harlem and North to determine impact of red light cameras                        | 18 accidents          | 10% reduction                 | 1 accidents         | 16 accidents       |
| Decrease reported thefts (214 in 2012)  | 195                   | 5% reduction                  | 12                  | 152                |
| Formal Citizen Complaints   | 0                     | 0                             | 0                   | 0                  |
| Use of Force Incidents  | 7                     | 0                             | 2                   | 5                  |
| Send monthly crime alerts to inform residents of crime patterns and prevention tips                 | 56                    | 1 email/month; 12 emails/year | 7                   | 134                |

| <b>Public Works Performance Measures</b>   | <b>FY 2018<br/>Actual</b> | <b>FY 2019<br/>Goal</b>              | <b>March<br/>Actual</b> | <b>FY 2019<br/>YTD</b>   |
|--|---------------------------|--------------------------------------|-------------------------|--------------------------|
| Complete tree trimming/pruning service requests within 7 working days                                    | 97%<br>(151 of 156)       | 95%                                  | 100%<br>(3 of 3)        | 98%<br>(160 of 163)      |
| Complete service requests for unclogging blocked catch basins within 5 working days                      | 100%<br>(6 of 6)          | 95%                                  | 100%<br>(1 of 1)        | 100%<br>(7 of 7)         |
| Percent of hydrants out of service more than 10 working days   | 0.00%<br>(0 of 4840)      | <1%                                  | N/A                     | 0.00%<br>(0 of 2640)     |
| Replace burned out traffic signal bulb within 8 hours of notification                                    | 100%<br>(1 of 1)          | 99%                                  | N/A                     | N/A                      |
| Complete service requests for patching potholes within 5 working days                                    | 100%<br>(15 of 15)        | 95%                                  | N/A<br>(0 of 0)         | 100%<br>(11 of 11)       |
| Repair street lights in-house, or schedule contractual repairs, within five working days of notification | 100%<br>(45 of 45)        | 95%                                  | N/A<br>(0 of 0)         | 95%<br>(21 of 22)        |
| Safety: Not more than two employee injuries annually resulting in days off from work                     | 0                         | ≤2                                   | 0                       | 1                        |
| Safety: Not more than one vehicle accident annually that was the responsibility of the Village           | 0                         | ≤1                                   | 0                       | 2                        |
| Televise 2,640 lineal feet of combined sewer each month from April – September                           | 244%<br>(38685 of 15840)  | 2,640/<br>month<br>(15,840/<br>year) | N/A<br>(0 of 0)         | 198%<br>(26196 of 13200) |
| Exercise 25 water system valves per month  | 68%<br>(188 of 275)       | 25/month<br>(300/year)               | 36%<br>(9 of 25)        | 47%<br>(117 of 250)      |
| Complete first review of grading plans within 10 working days  | 100%<br>(108 of 108)      | 95%                                  | 100%<br>(8 of 8)        | 100%<br>(84 of 84)       |

N/A: Not applicable, not available, or no service requests were made



## MEMORANDUM

Date: April 8, 2019

To: Catherine Adduci, Village President  
Village Board of Trustees

From: Eric J. Palm, Village Administrator

Subj: Village Administrator's Report

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### Upcoming Meetings (all meetings are at Village Hall unless otherwise noted)

|                    |         |   |
|--------------------|---------|---|
| Tuesday, April 9   | 7:00 pm | Sustainability Commission Meeting   |
| Thursday, April 11 | 7:30 pm | Zoning Board of Appeals   |
| Thursday, April 11 | 7:00 pm | Special Historic Preservation Commission Meeting (2 <sup>nd</sup> fl conference room) |
| Friday, April 12   | 7:30 am | Economic Development Commission Meeting   |
| Monday, April 15   | 7:00 pm | Committee of the Whole (C.O.W.) Meeting <i>Canceled</i>                               |
| Tuesday, April 16  | 7:00 pm | Plan Commission Meeting <i>Canceled</i>   |
| Thursday, April 18 | 7:30 pm | Development Review Board Meeting <i>Canceled</i>                                      |
| Monday, April 22   | 7:00 pm | Village Board of Trustees Meeting   |

### Recent Payments of >\$10,000

In accordance with the purchasing policy, the following is a summary of payments between \$10,000 and \$20,000 that have occurred since the last Board meeting:

| Vendor                   | Amount   | Description                           |
|--------------------------|----------|---------------------------------------|
| Benistar/Hartford        | \$11,501 | Retiree Insurance Premiums April 2019 |
| Klein Thorpe and Jenkins | \$19,499 | Legal Services                        |
| MOE Funds                | \$15,389 | PW Employee Health Insurance          |
| BLA Inc                  | \$17,428 | Chicago Ave Resurfacing - Engineering |
| Client First Consulting  | \$16,734 | Consultant - IT Services              |
| Fleet Safety Supply      | \$15,082 | PD Vehicle Equipment                  |
| Houseal Lavigne Assoc.   | \$18,283 | Consultant - Planning Services        |
| Subsurface Solutions     | \$12,167 | Locating Equipment                    |

### New Business Licenses Issued

|                |   |                          |
|----------------|---|--------------------------|
| Famous Victory | 400 Ashland                               | Branding & Design Agency |
| 66 Chocolate   | 349 Ashland<br>(Sub tenant of RF Kitchen) | Confectionary            |

Thank you.



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

## MEMORANDUM

Date: April 2, 2019

To: Eric Palm, Village/Zoning Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Request for Zoning Variation – 1427 Jackson – Lot Coverage

### **Issue:**

Hank Haff (HJH Homes), owner of the property at 1427 Jackson, has submitted an application for a variation from the regulations that restrict lot coverage pursuant to Section 10-9-5 of the River Forest Zoning Ordinance for the purpose of constructing a two-car garage on a single family residential property. There currently is no garage on the property. Village code requires that all properties located in the R-2 single family residential zoning district have two enclosed parking spaces. Mr. Haff proposes to construct a garage that exceeds the lot coverage limit of 30% by 1.96%

### **Analysis:**

Mr. Haff proposes to construct a garage that exceeds the lot coverage limit of 30% by 1.96%. On February 14, 2019, the Zoning Board of Appeals (ZBA) held a public hearing and considered the attached application. The ZBA, with 4 members present, voted 3 to 1 in favor of recommending that the requested variation be approved by the Village Board of Trustees. However, that vote failed to meet the minimum requirement of 4 votes in favor of the Variation for a positive recommendation to the Village President and Board of Trustees in Section 10-5-4(E)(3) of the Zoning Ordinance. Therefore, the ZBA's recommendation does not constitute a recommendation for approval of the variation by the Village Board.

Below please find a summary of staff's review of available records regarding zoning variation requests regarding lot coverage that were acted upon by the Village Board regarding lot coverage since 2011. Please note that each application and recommendation is considered based on its own facts and approval of a particular zoning variation does not set a precedent for other variations.

| <b>Address</b> | <b>Hearing Date</b> | <b>Description of Variation Request</b>      | <b>Comments</b>  | <b>ZBA Rec.</b> | <b>VBOT Action</b> | <b>Ord. #</b> |
|----------------|---------------------|--|--|-----------------|--------------------|---------------|
| 514 Ashland    | 8/9/18              | Exceed lot coverage by 4.06% - home addition | Substandard lot width  | Deny            | Approved           | 3712          |
| 11 Ashland     | 7/12/12             | Exceed lot coverage by 4.4% - garage         | Substandard lot width; property flooding                                       | Approve         | Approved           | 3452          |
| 633 Monroe     | 8/11/11             | Exceed lot coverage by 2.6% - garage         | Substandard lot width  | Approve         | Approved           | 3391          |
| 915 Franklin   | 11/13/08            | Exceed lot coverage by 4.36% - shed          | Conditions created by lot subdivision (not owner); in-kind replacement of shed | Approve         | Approved           | 3254          |

### **Recommendation**

If the Village Board of Trustees wishes to approve the requested variation, the following motion would be appropriate: Motion to approve an Ordinance granting the requested variation to Section 10-9-5 of the Zoning Ordinance at 1427 Jackson Avenue.

Please note that any variation which fails to receive the approval of four members of the ZBA requires a favorable vote of 2/3 of the Board of Trustees

### **Attachments**

- Ordinance
- Findings of Fact
- Report from the Zoning Board of Appeals
- Minutes of the Zoning Board Meeting
- Application

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING A LOT COVERAGE VARIATION TO ALLOW  
CONSTRUCTION OF AN ADDITION AT 1427 JACKSON AVENUE**

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**WHEREAS**, a request for variation ("Application") from the requirements of the Zoning Ordinance of the Village of River Forest ("Zoning Ordinance") relative to increasing the lot coverage requirement of Section 10-9-5 of the Zoning Ordinance, in order to allow the increase in lot coverage from 30% to 31.96% ("Variation") to allow a two-car garage to be built on the single-family residence on the property commonly known as 1427 Jackson Avenue, River Forest, Illinois ("Property") in the R-2 Single-Family (Detached) Residential Zoning District, has been received from petitioner HJH Homes ("Petitioner"); and

**WHEREAS**, the Property is legally described in **Exhibit A** attached hereto and made a part hereof; and

**WHEREAS**, the Application was referred to the Zoning Board of Appeals of the Village ("Board of Appeals") and was processed in accordance with the Zoning Ordinance, as amended; and

**WHEREAS**, on February 14, 2019, the Board of Appeals held a public hearing on the Application pursuant to notice thereof given in the manner required by law, and, after considering all of the testimony and evidence presented at the public hearing, the Board of Appeals recommended approval of the Variation by a vote of 3-1, all as set forth in the Findings and Recommendation of the Board of Appeals in this matter ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit B**; and

**WHEREAS**, the vote failed to meet the minimum requirement of four votes in favor of the Variation for a positive recommendation to the Village President and Board of Trustees in Section 10-5-4(E)(3) of the Zoning Ordinance, it does not constitute a recommendation for approval of the Variation by the Board; and

**WHEREAS**, the President and Board of Trustees of the Village of River Forest have duly considered the Findings and Recommendation of the Board of Appeals, and all of the materials, facts and circumstances affecting the Application, and, finds that the Application satisfies the standards set forth in the Zoning Ordinance relating to variations.

**NOW, BE IT ORDAINED** by the President and Board of Trustees of the Village of River Forest, Cook County, Illinois, as follows:

**SECTION 1:** The recitals above are incorporated into Section 1 as though set forth herein.

**SECTION 2:** The President and Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and the Zoning Ordinance: (i) find that the Variation meets the standards for a variation set forth therein and (ii) approve the Variation with respect to the one (1) story addition to the single-family residence on the Property proposed by the Petitioners in their application for the Variation. The Variation is approved only to the extent needed for the construction and maintenance of the two-car garage on the Property proposed by the Petitioners in their application for the Variation, and the Variation shall remain in effect only for so long as the two-car garage remains on the Property.

**SECTION 3:** Prior to the issuance of any building permit by the Village for the addition related to the Variation, the Petitioners shall record a copy of this Ordinance on title to the Property at Petitioners' sole cost and expense, and the Petitioners shall provide proof of said filing to the Village.

**SECTION 4:** Any violation of any term or condition stated in this Ordinance or of any applicable code, ordinance, or regulation of the Village shall be grounds for the rescission of the approvals made in this Ordinance.

**SECTION 5:** That all ordinances, or parts of ordinances in conflict with this Ordinance are hereby expressly repealed.

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

**ADOPTED** this 8<sup>th</sup> day of April, 2019, pursuant to a roll call vote of at least two-thirds (2/3) of the Board of Trustees of the Village of River Forest, per Section 10-5-4(E)(3) of the Zoning Ordinance.

**AYES:**

**NAYS:**

**ABSENT:**

**APPROVED** by me this 8<sup>th</sup> day of April, 2019.

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Catherine Adduci, Village President

**ATTEST:**

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Kathleen Brand-White, Village Clerk

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

By: \_\_\_\_\_  
Titleholder of Record of the Property

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Titleholder of Record of the Property

Date: \_\_\_\_\_

**EXHIBIT A**

**LEGAL DESCRIPTION**

LOT 7 IN BLOCK 6 IN WILLIAM BECKMANS SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PIN:** 15-01-207-007-0000

**COMMONLY KNOW AS:** 1427 JACKSON AVENUE, RIVER FOREST, ILLINOIS

**EXHIBIT B**

**FINDINGS OF FACT AND RECOMMENDATION**

(attached)

**VILLAGE OF RIVER FOREST ZONING BOARD OF APPEALS  
FINDINGS OF FACT AND RECOMMENDATION REGARDING  
A LOT COVERAGE VARIATION RELATED TO A PROPOSED GARAGE  
AT 1427 JACKSON AVENUE**

**WHEREAS**, petitioner HJH Homes ("Petitioner"), owner of the property located at 1427 Jackson Avenue in the Village of River Forest ("Property"), requested a variation from the Village of River Forest's lot coverage requirements in Section 10-9-5 of the Village of River Forest Zoning Code ("Zoning Ordinance"), to allow the construction of a two-car garage that exceeds the lot coverage limit of 30% by 1.96%, for a total lot coverage on the Property of up to 31.96% ("Variation"). The Property is located in the R-2 Single-Family (Detached) Residential Zoning District; and

**WHEREAS**, the Village of River Forest Zoning Board of Appeals ("Board") held a public hearing on the question of whether the requested Variation should be granted on February 14, 2019, and the hearing was held as in accordance with Section 10-5-4(E) of the Zoning Ordinance. At the public hearing, all persons present and wishing to speak were given an opportunity to be heard and all evidence that was tendered was received and considered by the Board; and

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

**WHEREAS**, at the public hearing on February 14, 2019, the Petitioner, through testimony by Petitioner's partner Michael Trilla, provided information and testimony regarding the requested Variation, testifying, among other things, that the Property does not have a garage at this time, and that the proposed garage is required by the Village Code, and that to his knowledge, he was unsure as to whether or not a garage had previously been located on the Property. Mr. Trilla further testified that he would be willing to engage in a process to alleviate any drainage concerns at the Property and the rear yards of the surrounding properties. He testified that selling the Property in its current state without a garage would be more difficult than if the Variation were granted, and that the Property would sell for a higher amount with a garage than without one. Mr. Trilla testified that the intention of Petitioner was to refurbish the current home and market it for sale, and that the principals of Petitioner were not inhabiting the Property, nor had any intention to inhabit it; and

**WHEREAS**, at the public hearing on February 14, 2019, resident Dennis McMurray, residing at 1429 Jackson Avenue, which borders the Property on the northern side, objected to the Variation, and testified that he did not believe the current lot coverage calculations were accurate. Mr. McMurray testified that the construction of the garage and additional driveway surface would cause further overland flooding that occurs onto his

property from the Property. He testified that there was never a garage present on the Property; and

**WHEREAS**, at the public hearing on February 14, 2019, resident Linda Binder, residing at 1422 Monroe Avenue, which is adjacent to the Property to the southeast, objected to the Variation, and testified that the construction of the garage and additional driveway surface on the Property would cause further overland flooding that occurs onto her property from the Property, because the rear of her property already floods in the event of heavy rains from water coming off the Property. Ms. Binder testified that she understood the need for a garage on the Property, and suggested the use of a pervious paver brick surface for the driveway extension; and

**WHEREAS**, at the public hearing on February 14, 2019, resident John Binder, residing at 1422 Monroe Avenue, which is adjacent to the Property to the southeast, testified that several properties in the area have overland flooding concerns due to the construction of impervious surfaces on those properties; and

**WHEREAS**, four (4) members of the Board were present for the public hearing, which constituted a quorum of the entire Board that is required to convene a meeting of the Board, and allow for the public hearing to proceed; and

**WHEREAS**, a majority of Board members present on February 14, 2019, having considered the criteria set forth in Section 10-5-4 of the Zoning Ordinance, found the criteria to have been met and voted 3-1 to recommend approval of the Variation. However, as that vote failed to meet the minimum requirement of four (4) votes in favor of the Variation for a positive recommendation to the Village President and Board of Trustees in Section 10-5-4(E)(3) of the Zoning Ordinance, it does not constitute a recommendation for approval of the Variation by the Board.

**NOW, THEREFORE**, the Board makes the following findings of fact and recommendations pursuant to Section 10-5-4(E)(2) of the Zoning Ordinance:

#### **FINDINGS OF FACT**

1. **The physical surroundings, shape or topographical conditions of the Property constitute a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out.** The Board members present found that this standard has been met. The Property contains a large home in the R-2 zoning district with no current garage. The Zoning Ordinance requires any garage that would be constructed to be a two-car garage.
2. **The aforesaid unique physical condition did not result from any action of any person having an interest in the property, but was created by natural forces or was the result of governmental action, other than the adoption of the Village's Zoning Regulations, for which no compensation was paid.** The Board members present

found that this standard has been met. Petitioner purchased the home in its current state without a garage.

**3. The conditions of the Property upon which the petition for Variation is based may not be applicable generally to other property within the same zoning classification.** The Board members present found that this standard has been met. Other properties in nearby area have sufficient available lot area to accommodate a two-car garage, or already have a garage present on the property. The Property is unique in that the current home, as constructed, is large in size relative to the size of the lot.

**4. The purpose of the Variation is not based predominately upon a desire for economic gain.** Chairman Martin found that this Standard was not met, and stated that he believed that the purpose of the construction of the garage was for economic gain in order to allow Petitioner to sell the Property for more than if the Property did not contain a garage, which he felt was clear from Mr. Trilla's testimony.

**5. The granting of the Variation is not detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the Property is located.** The Board members present found this standard has been met. Member O'Brien also commented that if an engineering study determined that the construction of the garage would not increase overland flooding on the surrounding properties, she would agree that this standard has been met.

**6. The granting of the Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.** The Board members present found that this standard has been met. The positioning of the garage will not infringe on the light and air to the neighboring properties. A garage in the proposed location would be similar in nature to the garages already present on nearby properties, and would conform to the setback requirements of the Zoning Ordinance.

**7. The granting of the Variation will not unduly tax public utilities and facilities in the area of the Property.** The Board members present found that this standard has been met. There will be minimal electric usage at the proposed garage, and it will not utilize gas or water utilities.

**8. There are no means other than the requested Variation by which the hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Property.** The Board members present found that this standard has been met. A two-car garage is the required minimum garage size in the Zoning Ordinance, which will require a variation from the lot coverage restrictions.

## **RECOMMENDATION**

A majority of the Board members present, by a vote of 3-1 (Chairman Martin voting no), found that the standards for granting of the Variation were met. However, at least four (4) members of the Board must have voted in favor of the Variation for the Board to recommend its approval to the Village President and Board of Trustees, per Zoning Ordinance Section 10-5-6(c). Therefore, because only three (3) Board members voted in favor of the Variation, the vote of the Board does not constitute a positive recommendation to the Village President and Board of Trustees on the Variation to allow the construction of a two-car garage on the Property in the R-2 Single-Family (Detached) Residential Zoning District.

*Frank L. Martin*

**Frank Martin  
Chairman**

*3/14/2019*

**Date**



## REPORT FROM THE VILLAGE OF RIVER FOREST ZONING BOARD OF APPEALS

**Recommendation:**

The Zoning Board of Appeals made a motion to recommend granting the requested variation to construct a detached two-car garage in the rear yard of the property in excess of the Village's lot coverage regulations. Although the ZBA voted 3-1 in favor of granting the variation, it failed to receive the four votes required to advance the petition with a recommendation for approval.

**Property:** 1427 Jackson Avenue

**Zoning District:** R2 Single Family Detached

**Applicant:** Hank Haff (HFH Homes)

**Ordinance Provision(s):** Section 10-9-5 Lot Coverage and Floor Area Ratio: Lot coverage and floor area ratio regulations of the R1 district contained in section 10-8-5 of this title shall apply.

10-8-5 Lot Coverage and Floor Area Ratio: In the R1 district, no building with its accessory buildings or structures shall occupy (cover) more than 30% of a lot.

**Nature of Application:** The applicant proposes to construct a detached two-car garage in the rear yard of the property. There is currently no garage on the property. Village Code requires that there be two enclosed parking spaces for single family homes located in the R2 zoning district. Only buildings and structures (under roof) count toward the calculation of lot coverage. The proposed garage would increase Lot Coverage on the site to 31.96% of the Lot Area. Neighbors appeared at the public hearing to object to the proposal citing concerns about drainage and flooding. The applicant will be required to submit a grading plan with the building permit application.

**Analysis of Request:**

| <i>Applicable Code Section(s)</i> | <i>Code Requirement(s)</i>      | <i>Proposed Variation(s)</i>                                   |
|-----------------------------------|---------------------------------|--|
| 10-9-5                            | Lot coverage may not exceed 30% | Construct a garage that would result in lot coverage of 31.96% |

|                             |                       |             |
|-----------------------------|-----------------------|-------------|
| <b>Hearing Date:</b>        | February 14, 2019     |             |
| <b>Date of Application:</b> | December 19, 2018     |             |
| <b>Zoning Board Vote:</b>   | Chairman Frank Martin | No          |
|                             | David Berni           | Not Present |
|                             | Gerry Dombrowski      | Yes         |
|                             | Tagger O'Brien        | Yes         |
|                             | Michael Smetana       | Not Present |
|                             | Joanna Schubkegel     | Yes         |

*The Zoning Board voted 3-1 in favor of recommending that the requested variation be approved by the Village Board of Trustees. However, that vote failed to meet the minimum requirement of 4 votes in favor of the Variation needed for a positive recommendation to the Village Board. As a result, a 2/3 majority of the Board must vote in favor of the variation to grant it.*

**Report Prepared by:** Lisa Scheiner, Assistant Village Administrator

**Requested Action:** Motion to consider an ordinance granting the requested variation to Section 10-9-5 of the Zoning Code at 1427 Jackson Avenue.

**VILLAGE OF RIVER FOREST  
ZONING BOARD OF APPEALS MEETING MINUTES**  
February 14, 2019

A meeting of the Village of River Forest Zoning Board of Appeals was held at 7:30 p.m. on Thursday, February 14, 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: Chairman Frank Martin, Members Tagger O'Brien, Joanna Schubkegel, and Gerald Dombrowski  
Absent: Members Michael Smetana and David Berni  
Also Present: Secretary Clifford Radatz, Assistant Village Administrator Lisa Scheiner, Village Attorney Carmen Forte

**II. APPROVAL OF SEPTEMBER 13, 2018 ZONING BOARD OF APPEALS MEETING MINUTES**

A MOTION was made by Member O'Brien and SECONDED by Member Dombrowski to approve the minutes of the September 13, 2018 Zoning Board of Appeals meeting.

Chairman Martin stated that Member Schubkegel should not vote on the motions to approve the minutes because she was not on the Board at the time of the meeting.

Ayes: Members O'Brien, Dombrowski and Chairman Martin  
Nays: None.  
Motion passed.

**III. APPROVAL OF SEPTEMBER 20, 2018 ZONING BOARD OF APPEALS MEETING MINUTES**

A MOTION was made by Member O'Brien and SECONDED by Member Dombrowski to approve the minutes of the September 20, 2018 Zoning Board of Appeals meeting.

Ayes: Members O'Brien, Dombrowski and Chairman Martin  
Nays: None.  
Motion passed.

#### **IV. VARIATION REQUEST FOR 1427 JACKSON AVENUE – LOT COVERAGE**

Chairman Martin stated that the next matter on the agenda was a variation request for 1427 Jackson Avenue.

Secretary Radatz swore in all parties wishing to speak.

Michael Trilla of HJH Homes introduced himself as a partner in the firm which is renovating the property at 1427 Jackson Avenue. He noted that Mr. Hank Haff, who signed the application for the Zoning Variation was not able to attend the meeting. Mr. Trilla noted that the property does not have a garage, which does not comply with the requirement of the Zoning Ordinance for two enclosed parking spaces. They are proposing to construct a garage on the property, but the new garage will increase the Lot Coverage of the site to 31.96%, which exceeds the Lot Coverage of 30% allowed by the Zoning Ordinance.

Mr. Trilla noted that prospective home buyers require a garage for the storage of their motor vehicles and various possessions.

Member O'Brien asked whether there was ever a garage on the property. Mr. Trilla indicated that he did not know for sure.

Chairman Martin noted that the application was signed by Hank Haff, and asked who owns the property. Mr. Trilla noted that the property is owned by HJH Homes; Hank Haff is the principal of the firm, and that Mr. Trilla was a partner in this acquisition. Chairman Martin asked if the application could be amended to show that HJH Homes is the owner of the property, and that Mr. Haff is acting as agent for the owner. Mr. Trilla agreed that the application could be amended.

Dennis McMurray, who resides at 1429 Jackson Avenue, spoke in opposition to the variation due to concerns regarding flooding and drainage. Mr. McMurray fears that the water problems on his property will be exacerbated by the addition of the proposed garage and extension of the driveway.

Linda Binder, 1422 Monroe, spoke in opposition to the variation due to concerns regarding flooding and drainage. Ms. Binder stated that the lot at 1427 Jackson slopes towards her backyard as well as it slopes towards Mr. McMurray's property. She also fears that the addition of a garage and driveway will increase flooding in her backyard. She suggested that the developer should be considering previous pavers to decrease the run-off from the site.

John Binder, 1422 Monroe, spoke in opposition to the variation due to concerns regarding flooding. Mr. Binder stated that the 1400 block of Monroe has widespread problems with drainage.

Mr. Trilla expressed a willingness to work toward a solution for the drainage problems which are affecting the neighboring properties. He went on to state that the addition of a garage to the subject property would improve the value of the neighboring properties. He noted that the lack of a garage would be a hardship in marketing this property to prospective buyers.

Chairman Martin asked if he or any of his partners live in the house or have any intention to live in the house. Mr. Trilla answered "No". Chairman Martin asked if the property was purchased at a foreclosure sale. Mr. Trilla acknowledged that it was. Chairman Martin asked if the intention is to renovate the property and re-sell it. Mr. Trilla agreed that that is the intention. Chairman Martin asked if the owners thought that they could get more for the property with a garage than without. Mr. Trilla answered "Absolutely", but noted that this wasn't the sole reason for requesting the variation and that he believed that the house would sell either with a garage or without.

Chairman Martin closed the public hearing and explained the process.

Member Dombrowski asked if Building Official Radatz was confident in the numbers regarding lot coverage. Mr. Radatz explained that staff relied on a recent property survey which counts only structures toward lot coverage calculations.

Member O'Brien inquired about alternative paving materials to mitigate flooding, for the driveway extension and for replacement of the existing driveway. Ms. O'Brien asked if the subject property has water problems. Mr. Trilla indicated that he had not noticed any.

Mr. Radatz explained that Building Permit process includes a requirement to submit an engineered Grading and Drainage plan for projects where a new accessory building is to be constructed.

Member Dombrowski asked the applicant if they have already started renovating the home. Mr. Trilla stated that the renovation work was in progress.

Chairman Martin asked if someone would like to make a motion regarding the matter before the ZBA.

Village Attorney Carmen Forte advised the Board members that a vote in favor of the requested variation indicates that they have found that the applicant has satisfied each of the 8 Standards. If a member votes against the motion, Attorney Forte asked that the reason be stated so that Village Board can consider which Standard the member believes has not been met when the variation comes before them. He also noted that with only 4 members of the Zoning Board present, that unless the variation is recommended unanimously, the Village Board will need 4 votes to approve the variation rather than a simple majority.

Mr. Trilla asked if there were any questions regarding the applicant's responses to the 8 Standards. Chairman Martin indicated that there were none.

A MOTION was made by Member Dombrowski and SECONDED by Member O'Brien to recommend to the Village Board of Trustees that this request for variation be granted.

Chairman Martin asked if there was any discussion regarding the matter.

Member O'Brien noted her concern about the drainage conditions, but acknowledged the need for a garage. Member O'Brien noted that the variation should be contingent upon solving the drainage

problems, so that the runoff onto neighboring properties is equal to or less than the current condition.

Chairman Martin asked if she was asking Member Dombrowski to amend his motion. Ms. O'Brien agreed.

In response to a question from Chairman Martin, Member Dombrowski agreed to amend his motion, to recommend to the Village Board that the variation be granted subject to the provision of an engineering report that indicates that the construction of the proposed garage and driveway improvements will not result in an increase in runoff onto the adjoining properties greater than that which currently exists. Ms. O'Brien seconded the amended motion.

Chairman Martin called the motion.

Ayes: Members Dombrowski, O'Brien (noting that the engineering to resolve the drainage problems is necessary to satisfy Standard #5), Schubkegel  
Nays: Chairman Martin (noting that Standard #4 has not been met; citing the applicant's testimony that the purpose of constructing the garage is to sell the property for more money than the applicant can without the garage.)

Chairman Martin announced that the Zoning Board has voted 3 to 1 in favor of the motion to recommend the variation be granted by the Village Board, subject to conditions. Village Attorney Forte advised that since the recommendation lacked four affirmative votes from the Zoning Board of Appeals, the variation must be presented to the Village Board as a recommendation NOT to approve the requested variation.

## **V. PUBLIC COMMENT**

None.

## **VI. ADJOURNMENT**

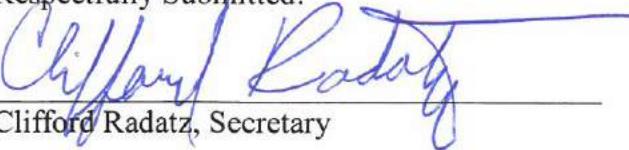
A MOTION was made by Member O'Brien and SECONDED by Member Dombrowski to adjourn the meeting at 8:00 p.m.

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

Nays: None.

Motion passed.

Respectfully Submitted:

  
Clifford Radatz, Secretary



Frank Martin, Chairman  
Zoning Board of Appeals

Date: 3/14/2019



## MEMORANDUM

**DATE:** February 8, 2019

**TO:** Zoning Board of Appeals

**FROM:** Clifford E. Radatz *CER*  
Building Official

**SUBJECT:** Variation Request – 1427 Jackson Avenue

---

Hank Haff, owner of the property at 1427 Jackson Avenue, has submitted the attached application for a variation to the Lot Coverage regulation contained in Section 10-9-5 of the Zoning Code. The applicant proposes to construct a detached garage in the rear yard of the property.

Section 10-9-5 of the Zoning Code allows a maximum Lot Coverage equal to 30% of the Lot Area. The applicant is requesting to construct the detached garage which will increase the Lot Coverage on the site to 31.96% of the Lot Area.

If the Zoning Board wishes to recommend the approval of this variation to the Village Board of Trustees, the following motion should be made: *Motion to recommend to the Village Board of Trustees the approval of the variation to Section 10-9-5 of the Zoning Code in order to allow construction of a detached garage at 1427 Jackson Avenue.*

If you have any questions regarding this application, please do not hesitate to call me.



**LEGAL NOTICE  
ZONING BOARD OF APPEALS  
RIVER FOREST, ILLINOIS**

Public Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals of the Village of River Forest, County of Cook, State of Illinois, on Thursday, February 14, 2019 at 7:30 p.m. at the Community Room of the Municipal Complex, 400 Park Avenue, River Forest, Illinois on the following matter:

The Zoning Board of Appeals will consider a zoning variation application submitted by Hank Haff, owner of the property at 1427 Jackson Avenue, who is proposing to construct a detached garage on the property. The applicant is requesting a variation to Section 10-9-5 that would allow the property to have a Lot Coverage equal to 31.96% of the Lot Area. The Zoning Code allows a maximum Lot Coverage equal to 30% of the Lot Area.

The legal description of the property at 1427 Jackson Avenue is as follows:

**LOT 7 IN BLOCK 6 IN WILLIAM BECKMANS SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

All interested persons will be given the opportunity to be heard at the public hearing. A copy of the meeting agenda will be available to the public at the Village Hall.

Clifford Radatz  
Secretary  
Zoning Board of Appeals



APPLICATION FOR ZONING VARIATION  
Village of River Forest Zoning Board of Appeals

REC'D BY  
DEC 19 2018  
By CIH CR#18822  
12/14/18 \$650.00  
9:05 AM

Address of Subject Property: 1427 Jackson Ave Date of Application: 12/14/18 \$650.00

| Applicant                                 | Architect / Contractor                       |
|---|--|
| Name: <u>Hank Haft</u>                    | Name: <u>Stanley Exteriors</u>               |
| Address: <u>2210 Midwest Rd #212</u>      | Address: <u>10001 W. Roosevelt Rd</u>        |
| City/State/Zip: <u>Oak Brook IL 60523</u> | City/State/Zip: <u>Westchester, IL 60154</u> |
| Phone: <u>630-218-6700</u> Fax:           | Phone: <u>708-223-6464</u> Fax:              |
| Email: <u>Hank@hjhomes.com</u>            | Email: <u>mbarakat@Stanleyexteriors.com</u>  |

Relationship of Applicant to Property (owner, contract purchaser, legal counsel, etc.): Owner

Zoning District of Property:  R1  R2  R3  R4  OC1  OC2  OC3  OPRI  OORIC

Please check the type(s) of variation(s) being requested:

Zoning Code  Building Code (fence variations only)

**Application requirements:** Attached you will find an outline of the other application requirements. Please read the attached carefully, the applicant will be responsible for submitting all of the required information.

Also attached for your information are the Zoning Board of Appeals "Rules of Procedure" for their public hearings.

**Application Deadline:** A complete variation application must be submitted no later than the 15<sup>th</sup> day of the month in order to be heard by the Zoning Board of Appeals in the following month. The Zoning Board of Appeals meets on the second Thursday of each month.

**SIGNATURES:**

The undersigned hereby represent for the purpose of inducing the Village of River Forest to take the action herein requested, that all statements herein and on all related attachments are true and that all work herein mentioned will be done in accordance with the ordinances of the Village of River Forest and the laws of the State of Illinois.

Owner: Hank Haft Date: 12/14/18

Applicant (if other than Owner): \_\_\_\_\_ Date: \_\_\_\_\_

**Application Fee:** A non-refundable fee of \$650.00 must accompany every application for variation. Checks should be made out to the Village of River Forest.

## APPLICATION FOR ZONING VARIATION

Address of Subject Property: 1427 Jackson Ave. Date of Application: 12/14/18

### Summary of Requested Variation(s):

| Applicable Code Section<br><u>(Title, Chapter, Section)</u><br>Example:<br>10-8-5, lot coverage | <u>Code Requirement(s)</u><br>Example:<br>no more than 30% of a lot | <u>Proposed Variation(s)</u><br>Example:<br>33.8% of the lot (detailed calculations on a separate sheet are required) |
|---|---|---|
| 10 - 9 - 5 , Lot Coverage<br>10 - 8 - 5 , Lot Coverage  | No more than 30%  | 31. 96 %  |
|   |   |   |
|   |   |   |
|   |   |   |
|   |   |   |
|   |   |   |

THE APPLICANT IS REQUIRED TO SUBMIT DETAILED LONG HAND CALCULATIONS AND MEASUREMENTS FOR ALL APPLICABLE ZONING PROVISIONS. APPLICATIONS WILL NOT BE CONSIDERED COMPLETE WITHOUT THESE CALCULATIONS AND MEASUREMENTS.

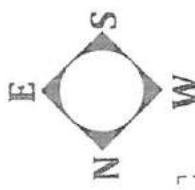
### 1427 Jackson Zoning Variation

The project at 1427 Jackson Avenue is to erect a 2-car garage. There is currently no garage on the subject property. The purpose for the variation is to conform with the neighborhood and the needs of a new family moving into the community, but is necessary. The proposition of a 2-car garage opposed to a 2 ½ or 3-car garage was determined based on the lot coverage. The variation for a 2-car garage allows us to maintain a "De minimis" increase of the allowable 30% lot coverage by only 1.96%. Not only is a garage important for vehicle parking, but is a storage hub. For example: bicycles, kid's pools, lawn mowers, snow blowers and garbage cans that generally are unsightly if left outdoors. Furthermore, life without a garage for a family can be burdensome and makes little sense in this day and age.

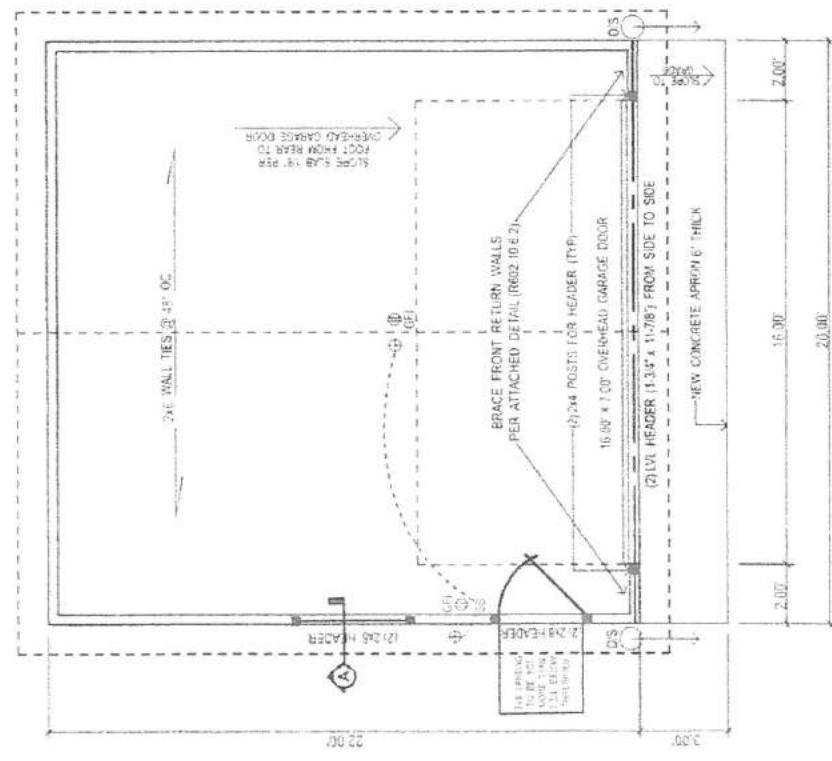




ALL EXTERIOR ELECTRICAL COMPONENTS  
SHALL BE SUITABLE FOR WET LOCATIONS



ALL LUMBER TO BE SPF #2



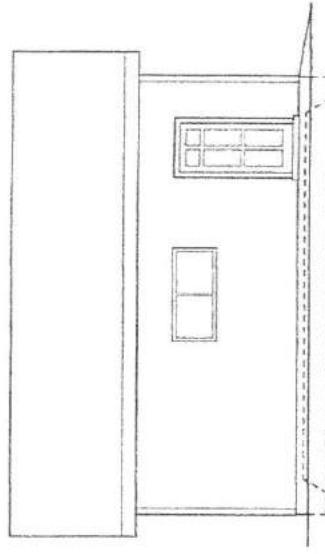
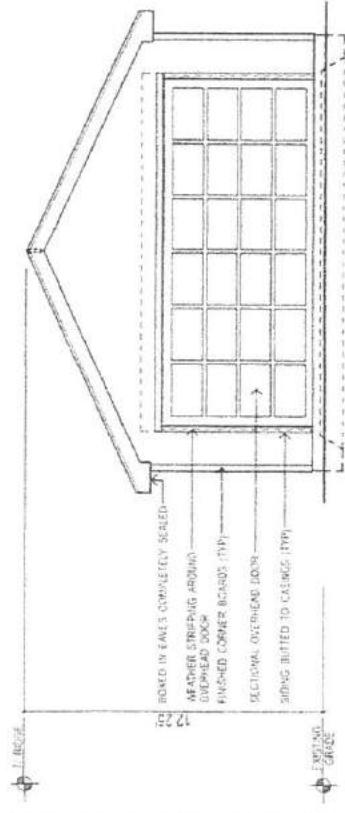
## FLOOR PLAN

BUILDING SECTION

**NOTE: DRAWINGS ARE NOT TO SCALE**

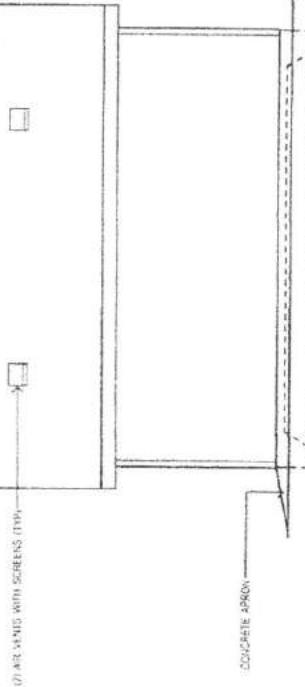
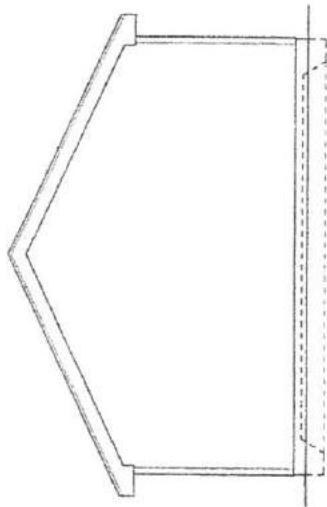
|   |   |  |
|---|---|--|
| <b>DETACHED GARAGE - GABLE ROOF</b><br><b>1427 JACKSON AVENUE, VILLAGE of RIVER FOREST - HJH HOMES</b>  |   | <br><small>STANLEY EXTERIORS<br/>1400 1 W. RUSSELL RD. #307<br/>WESTCHESTER, IL 60154<br/>PHONE: (708) 221-6464<br/>FAX: (708) 938-5196</small> |
| <b>STANLEY EXTERIORS</b><br><b>1400 1 W. RUSSELL RD. #307</b><br><b>WESTCHESTER, IL 60154</b><br><b>PHONE: (708) 221-6464</b><br><b>FAX: (708) 938-5196</b> | <b>FLOOR PLAN &amp;<br/>BUILDING SECTION</b><br><small>SHEET NUMBER</small> | <b>1 OF 2</b>  |

SPECIFIC WINDOW AND DOOR STYLES SHOWN  
ON PLANS ARE REPRESENTATIVE ONLY



WEST ELEVATION

ELECTRICAL SERVICE DROP SHALL  
HAVE A MINIMUM CLEARANCE OF  
3'0" ABOVE GARAGE ROOF



NOTE: DRAWINGS ARE NOT TO SCALE

| CONTRACTOR  | SHEET NAME | SHEET NUMBER |
|---|------------|--------------|
| STANLEY EXTERIORS<br>1401 W HARRIS CT RD. #307<br>WESTCHESTER, IL 60154<br>PHONE: (708) 223-6664<br>FAX: (708) 218-5156 | ELEVATIONS | 2 OF 2       |



**DETACHED GARAGE - GABLE ROOF**  
**1427 JACKSON AVENUE, VILLAGE of RIVER FOREST - HJH HOMES**

THESE PLANS REMAIN THE PROPERTY OF MARK L.P.C. AND THE REPRODUCTION IN WHOLE OR IN PART

## Zoning Review Checklist

Address: 1427 Jackson Avenue  
 Date of Review: 11/12/2018      Date of Submission: 11/1/2018  
 Contact: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Zoning District: R2

|                      |  |  |  |
|----------------------|--|--|--|
| <b>Use:</b>          | <b>Detached Accessory Building for a Single Family Residence</b> |  |  |
| <b>Permitted Use</b> |  |  |  |

| <b>Lot Area</b>  | <b>Lot Width</b>    | <b>Lot Depth</b>              | <b>Lot Area</b>   |
|--|---------------------|-------------------------------|---|
|  | 50.00               | 188.14                        | 9407.00   |
| <b>Lot Coverage</b>  |                     |                               |   |
| 30% allowed for the R2 District  | Allowed<br>2822.10  | Existing<br>2566.37<br>27.28% | Proposed<br>3006.37<br>31.96%                           |
| <b>Floor Area Ratio</b>  |                     |                               |   |
| 40% allowed for the R2 District  | Allowed<br>3762.80  | Existing<br>4614.49<br>49.05% | Proposed<br>4614.49<br>49.05% <b>No Change</b>          |
| <b>Setbacks</b>  |                     |                               |   |
| Accessory structure<br>Rear 30% of Lot Depth   | Required<br>56.4420 | Existing                      | Proposed<br>26.5000 <input checked="" type="checkbox"/> |
| Is the Accessory Structure located in the rear 30% of the lot?<br>(If not, must comply with setbacks for the main building.) |                     |                               |   |

| <b>Sideyard</b>   | <b>North</b> | <b>Proposed setback at addition</b> |   |
|---|--------------|-------------------------------------|---|
| 10-8-7 C 2 c 3' to bldg   | 3.0000       |                                     | 26.5000 <input checked="" type="checkbox"/> |
| Eave Length   |              |                                     | 0.5000                                      |
| 10-8-7 C 2 c 2' to eave   | 2.0000       |                                     | 26.0000 <input checked="" type="checkbox"/> |
| <b>Sideyard</b>   |              |                                     |   |
|   | <b>South</b> |                                     |   |
| 10-8-7 C 2 c 3' to bldg   | 3.0000       |                                     | 3.5000 <input checked="" type="checkbox"/>  |
| Eave Length   |              |                                     | 0.5000                                      |
| 10-8-7 C 2 c 2' to eave   | 2.0000       |                                     | 3.0000 <input checked="" type="checkbox"/>  |
| <b>Rearyard</b>   |              |                                     |   |
|   | <b>East</b>  |                                     |   |
| 10-8-7 C 2 c 3' to bldg   | 3.0000       |                                     | 4.5000 <input checked="" type="checkbox"/>  |
| Eave Length   |              |                                     | 0.5000                                      |
| 10-8-7 C 2 c 2' to eave   | 2.0000       |                                     | 4.0000 <input checked="" type="checkbox"/>  |
| 5'-0" Clear required where adjacent to power lines by ComEd standards |              |                                     |   |
|   |              | X                                   |   |

## Zoning Review Checklist

| <b>Building Height Ridge</b> | Allowed  | Existing | Proposed Ht.<br>at addition               |
|------------------------------|----------|----------|---|
| Height above grade in feet   | 18'      |          | 12.6' <input checked="" type="checkbox"/> |
| Story Height                 | 1.5      |          | 1 <input checked="" type="checkbox"/>     |
| Off-Street Parking           | Required | Existing | Existing +<br>Proposed                    |
| Garage spaces                | 2        |          | 2 <input checked="" type="checkbox"/>     |

Does the Accessory Structure cover more than 30% of the Rear Yard?   
**No**

|                              |         |
|------------------------------|---------|
| Rear Yard Depth              | 51.32   |
| Lot Width at Rear Yard       | 50.00   |
| Area of Rear Yard            | 2566.00 |
| x 30%                        | 0.30    |
| Allowable Area of Acc. Bldg. | 769.80  |

**1427 Jackson Avenue**  
Area Calculations

**11/12/2018**

|                  |         |          |                  |
|------------------|---------|----------|------------------|
| Lot Area         | 50.0000 | 188.1400 | <b>9407.0000</b> |
| Allowed Coverage | 0.3000  |          | <b>2822.1000</b> |
| Allowed FAR      | 0.4000  |          | <b>3762.8000</b> |

**Lot Coverage - Existing**

|                             |          |                  |
|-----------------------------|----------|------------------|
| First Floor Area            | Existing | 2335.0320        |
| Detached Garage             | Existing | 0.0000           |
| Open Porch                  | Existing | 176.5770         |
| Second Floor Front Overhang |          | 54.7568          |
| Total                       |          | <b>2566.3657</b> |

**Lot Coverage - New**

|                             |          |                  |
|-----------------------------|----------|------------------|
| First Floor Area            | Existing | 2335.0320        |
| Detached Garage             | Proposed | 440.0000         |
| Open Porch                  | Existing | 176.5770         |
| Second Floor Front Overhang |          | 54.7568          |
| Total                       |          | <b>3006.3657</b> |

**Floor Area - Existing**

|                                   |           |                  |
|-----------------------------------|-----------|------------------|
| Floor Area - existing             | 1st floor | 2335.0320        |
|                                   | 2nd floor | 2279.4597        |
|                                   | Attic     | 0.0000           |
| Detached Garage                   | Existing  |                  |
| garage allowance (up to 500 s.f.) |           | 0.0000           |
|                                   |           | <b>4614.4917</b> |

**Floor Area - Proposed**

|                       |           |                  |
|-----------------------|-----------|------------------|
| Floor Area - Proposed | 1st floor | 2335.0320        |
|                       | 2nd floor | 2279.4597        |
|                       | Attic     | 0.0000           |
| Detached Garage       | Proposed  | 440.0000         |
| garage allowance      |           | -440.0000        |
|                       |           | <b>4614.4917</b> |

**House - 1st floor - Existing to remain**

|     |   |         |         |                  |
|-----|---|---------|---------|------------------|
| Bay | A | 29.7025 | 0.5000  | 14.8513          |
|     | B | 16.5800 | 18.0800 | 299.7664         |
|     | C | 27.2200 | 28.7300 | 782.0306         |
|     | D | 22.4000 | 1.9500  | 43.6800          |
|     | E | 17.1500 | 3.4400  | 58.9960          |
|     | F | 7.3000  | 26.6800 | 194.7640         |
|     | G | 32.0700 | 28.9100 | 927.1437         |
|     | H | 10.0000 | 1.3800  | 13.8000          |
|     |   |         |         | <b>2335.0320</b> |

**House - 1st floor - Proposed**

|                           |                  |
|---------------------------|------------------|
| <b>Existing to remain</b> | 2335.0320        |
|                           | 0.0000           |
|                           | <b>2335.0320</b> |

**House - 2nd floor - Existing to remain**

|          |   |         |         |                  |
|----------|---|---------|---------|------------------|
| Overhang | A | 3.8500  | 18.0800 | 69.6080          |
|          | B | 21.4000 | 18.0800 | 386.9120         |
|          | C | 22.4000 | 28.7300 | 643.5520         |
|          | D | 22.4000 | 1.9500  | 43.6800          |
|          | F | 7.3000  | 26.6800 | 194.7640         |
|          | G | 32.0700 | 28.9100 | 927.1437         |
|          | H | 10.0000 | 1.3800  | 13.8000          |
|          |   |         |         | <b>2279.4597</b> |

**House - 2nd floor - Proposed**

|                           |                  |
|---------------------------|------------------|
| <b>Existing to remain</b> | 2279.4597        |
|                           | 0.0000           |
|                           | <b>2279.4597</b> |

**House - Attic half story - Existing to remain**

0.0000  
0.0000  
0.0000  
**0.0000**

**House - Attic half story - Proposed**

**Existing to remain** 0.0000  
0.0000  
0.0000  
0.0000  
  
**0.0000**

**Detached Garage - Existing**

0.0000  
0.0000  
  
**0.0000**

**Detached Garage - Proposed**

|   |         |         |                 |
|---|---------|---------|-----------------|
| m | 20.0000 | 22.0000 | 440.0000        |
|   |         |         | 0.0000          |
|   |         |         | <b>440.0000</b> |

**Open Porch - Existing**

|   |         |         |                 |
|---|---------|---------|-----------------|
| K | 16.5800 | 10.6500 | 176.5770        |
|   |         |         | 0.0000          |
|   |         |         | <b>176.5770</b> |

## STANDARDS FOR MAJOR VARIATIONS (SECTION 10-5-4F)

A major variation shall be recommended by the Zoning Board of Appeals only if it makes findings, based upon the evidence presented to it, that each of the following standards has been met:

1. The physical surroundings, shape or typographical conditions of the specific property involved with bring a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out;

The subject property is a large home on a 50' x 188' lot with no garage. The zoning ordinance requires an enclosed structure for 2 vehicles. The addition of a 2-car garage violates an ordinance for lot coverage. The hardship is that this will be a home with no garage which is rare in the Village.

2. The aforesaid unique physical condition did not result from an action of any person having an interest in the property, but was created by natural forces or was the result or was the result of governmental action, other than the adoption of this Zoning Ordinance, for which no compensation was paid;

There was no action to cause this unique physical condition. The home was purchased in its current condition.

3. The conditions upon which the petition for variation is based may not be applicable generally to other property within the same zoning classification;

The petition is not based on other properties in this zoning classification because others have sufficient lot coverage.

4. The purpose of the variation is not based predominantly upon a desire for economic gain;

The ordinance states that the property requires a garage. The home will be marketed for sale in the near future. In this market, home buyers will most likely require/ desire a garage. It will be very difficult to sell this home especially in this market.

5. The granting of the variation shall not be detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the property is located;

The addition of a garage will not be a detriment to the neighborhood. The garage will be in the rear yard and will not infringe on other neighbors. The cars will not always be out open on the driveway.

6. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood;

This will not impair any neighbors in any way. The garage will not affect the value of the neighbor's homes. The positioning of the garage will not infringe on neighbor's light and air.

7. That the granting or the variation would not unduly tax public utilities and facilities in the area;

This variation will not unduly tax utilities or facilities in the area. There will be minimal electric usage/ supply to the new garage. There will be no effect on gas utilities or village water

8. That there is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

This variation is the only means to comply with the zoning ordinance. One ordinance requires a garage and the addition of the proposed garage violates another ordinance. This variation is for a small percentage (1.96%) over the maximum lot coverage. It will also make a useful home and be a better home for the neighborhood.



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

## MEMORANDUM

Date: April 4, 2019

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Comprehensive Plan

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### **Issue:**

The Plan Commission held a public hearing on March 7, 2019 to accept public testimony regarding the proposed Comprehensive Plan. After the public hearing was closed the Plan Commission recommended, by a vote of 5-0, that the Village Board adopt the Comprehensive Plan with certain changes. The Plan Commission now presents the final draft Comprehensive Plan to the Village Board for review and discussion which will occur at the Village Board's April 8<sup>th</sup> meeting. It is anticipated that the Village Board will approve an Ordinance adopting the new Comprehensive Plan at its May 13, 2019 Special Meeting at 6 p.m. The Village's consultant, John Houseal, will be in attendance to present the final plan.

### **Analysis:**

In response to public testimony and suggestions from the Plan Commission, the Plan Commission recommended approval of the Comprehensive Plan with certain changes that were incorporated into the document and published on the Village's website on March 18, 2019. Those changes include:

- Chapter 4. Residential Neighborhoods: Page 26, "Buffering from Commercial Activity" and elsewhere where appropriate – modify the first sentence in that section as follows: "The established development pattern in River Forest has several areas where single family residential properties abut commercial development." The Plan Commission suggested that the specification of "single family" residential in this section, and elsewhere in the document, be modified to ensure the language in the document applies to all types of residential structures where appropriate.
- Chapter 5. Commercial Areas:
  - Page 32, "Commercial Areas" map – Identify the boundaries of the Lake Street business districts on the map.
  - Page 41, "Business Districts" - Include a narrative description of the Lake Street Business Districts to memorialize their existence and purpose.
- Chapter 6. Corridor Framework Plans:

- Page 45, "Thatcher to Gale" – modify the language in this section as follows: "The River Forest Community Center is anticipated to remain. Given the desire for additional high-quality recreational facilities to meet the needs of the community, it is reasonable to plan for the possible expansion and/or improvement of this facility over time, ~~including possible of the site requiring assembly of adjacent residential lots.~~"
  - Page 58, "Central to Quick" – Remove quotes around the word "affordable" in the fourth paragraph of this section.
- Chapter 7. Transportation and Mobility: Page 75, "Bicycle and Pedestrian Mobility" map - Include Park Avenue south of Hawthorne Avenue as a bicycle route.
- Chapter 10. Implementation: Page 100, "Use of the Plan on a Day-to-Day Basis" – Add a final bullet point in this section with language that encourages the implementation of plan recommendations on a trial basis, solicits resident input, and enhances resident participation throughout the implementation process.

The Plan Commission asked that it be noted that there was some debate regarding the inclusion of a table in Chapter 5, Commercial Areas: Page 37, "Possible Building Height Considerations". Ultimately, a majority of the Plan Commissioners stated that the table should remain in the draft document. Mr. Houseal, who also acts as the Village's planning consultant, included the table as a professional recommendation to be considered at a later date when the Village examines whether the bulk regulations in the Zoning Ordinance should be modified. Amending the bulk regulations in the Zoning Ordinance will require a public hearing, at which time public testimony and debate on proposed modifications would occur. The Comprehensive Plan does not replace or amend the Village's Zoning Ordinance.

Since March 18, Mr. Houseal identified minor changes and corrections that provide consistency between the text of the Comprehensive Plan (page 19) and the Land Use Plan map (page 21). These changes do not alter the intent or recommendations of the plan. The text remains unchanged since the document was published online on March 18, 2019. The changes to the Land Use Plan map include the following:

In addition to the items noted above, and since March 18, the Village President requested that an Acknowledgements page be added to the document to recognize the efforts of those involved in preparing the Comprehensive Plan. Trustee Corsini also asked that the Action Matrix be adopted as a standalone document to ensure that any amendments to the document can be made without having to amend the entire Comprehensive Plan.

Finally, in an effort to assist the community in understanding the purpose of the Comprehensive Plan, Village Staff developed the attached "FAQ's" about the Plan. The FAQs are not incorporated into the Comprehensive Plan but have been published on the Villages' website as an informational piece.

Changes to the map legend:

- "School/University" has been changed to "School"
- "Parks" has been changed to "Parks/Open Space"
- "Forest Preserve/Open Space" has been changed to "Forest Preserve"
- "Private Recreation" has been added

**Changes to the map:**

- The River Forest Tennis Club block has been changed from “Public/Semi-Public” to “Private Recreation”
- The Oak Park Tennis Center property has been changed from “Park” to “Private Recreation”

**Request for Board Action:**

The Village Board will discuss the proposed Comprehensive Plan and accept public comment at its April 8, 2019 meeting at 7 pm. It is anticipated that the Village Board will approve an Ordinance adopting the new Comprehensive Plan at its May 13, 2019 Special Meeting at 6 pm.

**Documents Attached:**

- Report and Recommendation of the Plan Commission
- Final Draft Comprehensive Plan
- Final Draft Action Matrix
- Frequently Asked Questions (FAQs) regarding the Village’s Comprehensive Plan
- Draft Minutes of the March 7, 2019 Plan Commission Public Hearing

**REPORT AND RECOMMENDATION OF THE  
PLAN COMMISSION  
VILLAGE OF RIVER FOREST**

March 7, 2019

**RE:** **Proposed Updates to Village of River Forest Comprehensive Plan**

**PETITIONER:** Village of River Forest

**BACKGROUND:** On June 12, 2017, the President and Board of Trustees of the Village of River Forest requested that the Plan Commission make a report and recommendation on updates to the Comprehensive Plan for the Village of River Forest. The Plan Commission is authorized to make its report and recommendation pursuant to Division 11-12 of the Illinois Municipal Code, 65 ILCS 5/11-12, *et seq.*, and Section 2-7-5 of the Village of River Forest Village Code.

**PUBLIC HEARING:** On February 20, 2019, notice of a public hearing before the Plan Commission on proposed updates to the Comprehensive Plan was published in the *Chicago Tribune*, being a newspaper of general circulation in Cook County, in which the Village of River Forest is located.

On March 7, 2019, the Plan Commission held a public hearing on proposed updates to the Comprehensive Plan. During the public hearing, testimony was heard and taken from Village Planner John Houseal, of Houseal Lavigne Associates and Village staff. Members of the public attended the public hearing and made public comments to the Plan Commission. An audio recording of the public hearing is in the possession of the Village Clerk and is made a part hereof. During the hearing, the Plan Commission considered updates to the Comprehensive Plan as set forth in the updated Comprehensive Plan in **Exhibit A** attached hereto and made a part hereof.

**FINDINGS:** The Village of River Forest's Comprehensive Plan currently in effect was last updated in 2003. Since 2003, the Village of River Forest's policy goals and objectives, and land use and planning interests have changed. In 2017, the Village President and Board of Trustees determined that it was appropriate to update the Comprehensive Plan to reflect the changes in the Village of River Forest's policy goals and objectives and land use and planning interests. Since that time, the Village of River Forest has held many meetings and conducted traditional and online community outreach that engaged Village residents, business owners and stakeholders in the process of updating the Comprehensive Plan. The updates to the Comprehensive Plan reflect a variety of viewpoints on the land use and planning interests addressed in the Comprehensive Plan.

The Plan Commission finds that the updates to the Comprehensive Plan more closely align the Comprehensive Plan with the Village's current policy goals and objectives, further the Village's land use and planning interests and conform in all respects with the long range planning objectives and the official plan of the Village. The Plan Commission finds that the updates to the Comprehensive Plan are appropriate, and the Plan Commission recommends that the Village President and Board of Trustees approve the updated Comprehensive Plan, as the updated Comprehensive Plan is in the best interest of the public's health, safety and welfare.

**SUMMARY OF RECOMMENDATION:** After deliberation, a majority of the members of the Plan Commission, pursuant to a vote of 5 - 0, taken on March 7, 2019, hereby approves this

Report, including the updated Comprehensive Plan in **Exhibit A**, and recommends that the Village President and Board of Trustees approve the updated Comprehensive Plan in **Exhibit A** as the Comprehensive Plan for the Village of River Forest.

Signed:   
David Crosby, Chairman

Plan Commission  
Village of River Forest

Dated: 3/7/19

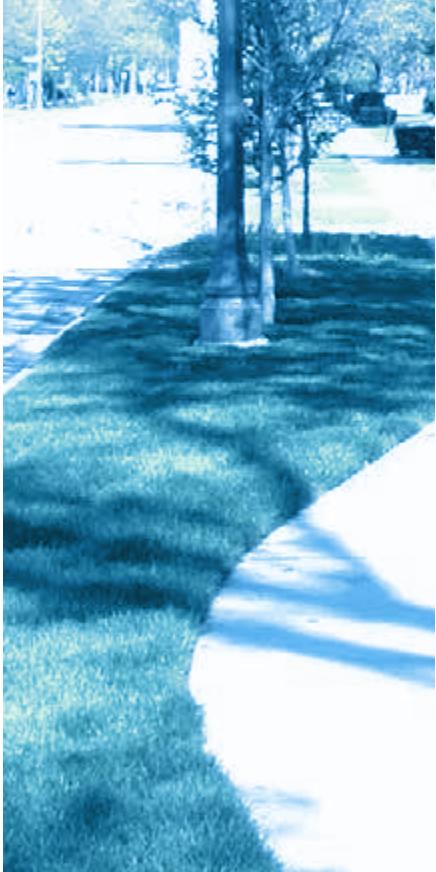
**EXHIBIT A**

**UPDATED COMPREHENSIVE PLAN**

(attached)

# RIVER FOREST FORWARD

— A VISION FOR OUR FUTURE —



Village of River Forest

## COMPREHENSIVE PLAN



Draft Plan

April 4, 2019



# Acknowledgments

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A special thank you to everyone who participated in the planning process for the River Forest Forward Comprehensive Plan. This Plan was made possible by the contributions and insights of the residents, business persons, property owners, the Village's many boards and commissions, representatives from various groups and organizations, and other community stakeholders.

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Mary Ann Fishman

Elaine Kirk

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Ori Gottlieb

Roberto Armalas



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# 1 Introduction

The Village of River Forest is a beautiful, historic community at the heart of the Chicago Metropolitan Region. The Village offers architecturally and historically rich neighborhoods, tree-lined streets, excellent schools, attractive and well-appointed parks, and proximity to environmental features such as the Forest Preserves of Cook County and the Des Plaines River. Most of the Village's commercial uses exist along its perimeter corridors, complimented by multi-family and institutional uses. The community is home to two universities on beautiful campuses nestled into traditional neighborhoods. Along with excellent regional access and proximity to Downtown Chicago and two major airports, River Forest remains a highly desirable community offering a high quality of life for residents.

As a fully built-out community, the Village has limited opportunity for new development. Each infill redevelopment opportunity requires a heightened level of sensitivity and creativity to appropriately balance the Village's existing character with the need and desire for economic development, enhanced commercial and residential options for residents, and to maintain the community's high-quality facilities and services. Balancing these factors requires a plan that can serve to inform and guide decisions and direct the community's resources and efforts moving forward.

Authorized by Illinois State Law (ILCS 5/11-12-5), a comprehensive plan is intended to inform decision-making related to land use and development, infrastructure, transportation, parks and recreation, environment and natural resources, and community services and facilities. The Village's previous Comprehensive Plan was adopted in 2003.

## Built Upon Our Core Community Principles

Throughout the development of the River Forest Forward comprehensive plan, the context of the community and its values were continuously kept in mind. Our comprehensive plan cannot simply be a reflection of what other communities have done, but must be a reflection of the priorities that will help shape our future decision-making:

- ***Strengthening our community character, identity, and unique sense of place.***
- ***Fostering welcoming and desirable neighborhoods.***
- ***Promoting economic development and vitality, and encouraging thriving commercial areas.***
- ***Providing safe and efficient multi-modal access and mobility.***
- ***Continuing to provide high quality and responsive community facilities and services.***
- ***Embracing our role as stewards of the environment.***
- ***Striving for a safe and healthy community.***

## Purpose of the Comprehensive Plan

River Forest Forward is a detailed policy document that guides land use, development, capital improvements, community investment, growth, and overall quality of life for 15 to 20 years. The Plan is comprehensive both in breadth and scope, with recommendations for areas that encompass the use of land; the movement of vehicles, bicycles, and pedestrians; the protection of open spaces and environmental resources; the revitalization of the Village's key commercial areas; the provision of parks and public facilities; and the Village's overall community character. The comprehensive plan promotes the community's vision; establishes a process for orderly growth and development; addresses both current and long-term needs; and provides for a balance between the natural and built environment. It is designed to serve as a foundation for decision-making for the Village, developers, residents, and other stakeholders.

The plan serves the following key functions:

### TELLING RIVER FOREST'S STORY AND

**SHARING ITS VISION** - At its core, the plan should serve as a powerful statement of the community's vision for the future.

### EVALUATE AND INFORM DEVELOPMENT

**PROPOSALS** - The plan should guide and assist in the evaluation of public and private development proposals and help ensure that proposed developments support the Village's long-term objectives.

**REGULATORY FRAMEWORK** - The plan

should serve as a foundation for zoning regulations and the official zoning map, with amendments made to these regulations as needed to support the long-term objectives of the plan.

### COORDINATE LOCAL AND REGIONAL

**INITIATIVES** - The plan should inform and coordinate local and regional planning initiatives at the Village, county and regional levels. The plan may aid and inform efforts related to housing, transportation, transit, trails, water and natural resources, economic development, and more.

**CIP AND BUDGETING** - The plan should inform the development of the Village's capital improvement program and budgeting process and help establish priority expenditures and the sequence of capital improvement programming.

**IDENTIFY FUTURE STUDIES** - The plan establishes a path forward but cannot address every issue in sufficient detail. It should help identify additional studies and future action steps to address specific needs.

**INFORM AND EDUCATE** - The plan is a valuable source of information for policy makers, local boards and commissions, organizations, businesses, and residents. This broad spectrum of interests should use the plan to inform members and stakeholders and provide important information that can assist with future initiatives.

## Plan Goals

**The River Forest Forward Comprehensive Plan includes dedicated goals for each chapter. These are intended to provide overarching direction and unify separate objectives and recommendations within each chapter of the Plan. The goals of River Forest Forward are prominently marked throughout the document, contained within the colored call-out boxes. Together, the goals establish a vision for what River Forest strives to be in the future.**

## Planning Process

River Forest Forward is the product of a community-driven, multi-phased process that involved residents, business owners, property owners, local officials, Village staff, and other community stakeholders. The following steps were undertaken to develop the comprehensive plan:

- **STEP 1: PROJECT INITIATION** – Included kick-off meetings with Village staff, the Village Board, the Plan Commission, and various other Boards and Commissions to establish a foundation for the planning process and begin analysis of existing conditions and critical issues.
- **STEP 2: COMMUNITY OUTREACH** – Included traditional and web-based activities and tools to engage the community and gather information about issues, opportunities, strengths, and weaknesses, including workshops, interviews, online business and resident surveys, and online map-based outreach focused on identification of issues across the community.

### ■ STEP 3: EXISTING CONDITIONS ANALYSIS

– Included research and analysis of existing conditions and future potentials to provide an understanding of the community that will guide goals, objectives, and recommendations within the Plan. This analysis, along with findings from the first two steps, were summarized in the Issues and Opportunities Memorandum.

### ■ STEP 4: VISION, GOALS & OBJECTIVES

– Included establishment of an overall ‘vision’ for what the Village aspires to be in the future, supported by goals and objectives necessary to make that vision a reality.

### ■ STEP 5: CORRIDORS AND VILLAGE CENTER AREA PLANS

– Included the development of updated subarea plans for key areas of the community, including several commercial corridors (North Avenue, Lake Street, Harlem Avenue, and Madison Street) and the Village Center area, generally located in the area defined by Lake Street, Central Avenue, Lathrop Avenue, and Park Avenue.

### ■ STEP 6: VILLAGE-WIDE PLANS & POLICIES

– Included preparation of Village-wide plans, recommendations, and policies to be reviewed and vetted by Village staff and key stakeholders, including areas related to land use, transportation, community facilities, environmental features and open space, community character, and implementation.

### ■ STEP 7: PLAN DOCUMENT AND ADOPTION

– Included development and refinement of a draft comprehensive plan document for local review and consideration and presentation to the Plan Commission for public hearing and the Village Board for adoption.

## Community Outreach

The River Forest Forward comprehensive plan is supported by an extensive community outreach process designed to engage the public and gather input from a diverse range of community stakeholders, including residents, business owners, Village officials, Village staff, and more. A combination of traditional, face-to-face events and online engagement tools was used to collect feedback regarding issues, concern, opportunities, priority projects, strengths, and assets within the Village. Engaging the community informed the planning process, helped to identify a vision, and guided recommendations and strategies within the Plan, ensuring the document is directly responsive to the needs and desires of River Forest.

Over the course of the planning process, the following outreach events and tools were utilized to engage the River Forest community.

- Plan Commission Initiation Workshop
- Food Truck Rally Tent & Questionnaire
- Online Resident Questionnaire
- Online Business Questionnaire
- Online Youth Questionnaire
- Online issues mapping & identification
- Village Board Roundtable Discussion
- Joint Boards & Commissions Workshop
- Business Workshop
- Community Workshop
- Stakeholder Interviews
- Community Vision Charrette
- Corridors Working Session
- Plan Commission Public Hearing

Feedback and input from the various outreach events and activities served as a foundation for the development of the plan. Community input was utilized to identify priorities and aspirations, develop plan vision and direction, and refine recommendations and strategies for River Forest Forward. Key issues and opportunities cited by residents during the outreach phase of the process included the following:

- Limited development opportunity
- Need for housing diversification
- Historic preservation
- Neighborhood character
- Strengthening the Village Center Area
- Incompatible uses
- Residential tax burden
- Need for economic development
- Improving the commercial corridors
- Regional connectivity
- Traffic congestion and safety
- Pedestrian safety and mobility
- Bicycle mobility
- Improving transit facilities
- Forest preserve connectivity
- Promoting environmental sustainability
- Stormwater management
- Maintaining quality schools
- Regional cooperation
- Public safety





# 2River Forest Today

Long-range visioning and planning are founded upon an understanding of where the community is today, and where it wants to go in the future. This chapter provides a snapshot of River Forest today, reviewing important background information about the community, including the community's regional position, relevant past plans and studies, market analysis, existing land use, and the current zoning. Collectively, this information paints a profile of the River Forest community and establishes a foundation for the plan recommendations of River Forest Forward.

## Regional Context

The Village of River Forest is a desirable suburban community of just over 11,000 residents in the heart of the Chicago Metropolitan Region. Located in central Cook County, the Village shares borders with Oak Park, Forest Park, Maywood, Melrose Park, Elmwood Park, and the City of Chicago. The Village is known for its high quality of life, amazing public and private schools, attractive and architecturally rich neighborhoods, tree-lined streets, beautiful single-family homes, and historically significant properties.

Accessible by commuter train, River Forest has a Metra station with service to Chicago on the Union Pacific West Line. In addition, the Village is directly adjacent to Downtown Oak Park, which includes a CTA Green Line station and an additional Metra stop, and adjacent to the south in Forest Park is a CTA Blue Line station. Interstate 290, just south of River Forest, provides convenient automobile access to Downtown Chicago and the greater Chicago and Midwest region. The Village is also within close proximity to two regional trails, the Illinois Prairie Path and the Des Plaines River Trail. Both Midway and O'Hare airports are less than a 30-minute drive from the Village.



The geographic area of River Forest is 2.5 square miles, dominated by residential neighborhoods and forest preserve lands. Maintained by the Cook County forest preserve, whose headquarters is also within the Village, the forest preserve is part of a regional greenway along the Des Plaines River, which runs along the western edge of the community.

## Past Plans, Studies & Reports

As part of the planning process, past plans, studies, and reports that impact policy, planning, and development within River Forest were thoroughly reviewed. This analysis ensures that the objectives and recommendations of the Comprehensive Plan respond to prior planning efforts and, where applicable, incorporate or address established policies and direction.

The following past plans, studies, and reports have been reviewed:

- River Forest Comprehensive Plan (2003)
- River Forest Corridors Plan (2010)
- River Forest Park District Strategic Plan (2018-2021)
- River Forest Park District 2017 Community Survey Results, Summary, & Analysis
- North Avenue and Madison Street Market Analysis (2015)
- CMAP's ON TO 2050 (2018) – Regional Comprehensive Plan
- PlanItGreen (2011) – Oak Park River Forest Sustainability Plan

## Market Analysis

To support the Comprehensive Plan, a thorough review of market and demographic information was completed, based in part upon the Village's 2015 North Avenue and Madison Street Market Analysis. This provides an overview of existing conditions and short-term projections for demographics, housing, and retail development. Sources for the analysis include Esri Business Analyst, the American Community Survey, and the Chicago Metropolitan Agency for Planning (CMAP).

## Demographics

The Village's population has remained stable for decades, although data indicates that the Village population has declined slightly since the 2010 and is projected to continue to decline very slightly through 2022, primarily due to the decrease in household size. Both the overall population and the number of households has, and is, projected to remain very stable.

The fastest growing segment of the population are those residents age 65 and over. This is not due to new older residents moving into the Village but rather existing residents getting older and staying in place. There is, however, a small increase in the number of households ages 25 to 34. This bodes well for future reinvestment as it is an indication that as older residents leave their larger single-family homes, there are younger householders and families moving in.

Incomes within the Village are rising with the median household income projected to increase by nine percent between 2017 and 2022, to over \$139,000. The largest growth will occur in the segment of the population earning over \$100,000 per year.

## Housing

The majority of housing in the Village consists of owner occupied single-family detached structures. Nearly one quarter of total units in River Forest are contained in multi-family buildings, which are primarily located along the Village's perimeter corridors and along certain sections of Lake Street and the Village Center Area. A much smaller percentage of units are within single-family attached units. According to Esri Business Analyst, less than 10 percent of the Village's housing is renter occupied.

Over 78 percent of the Village's housing stock was built before 1960 with more than half constructed before 1940. This is reflective of the Village's overall historic neighborhood character. Despite the teardown phenomena of the mid-1990s to mid-2000s, only two percent of the Village's total housing stock was built during this period.

## Implications

River Forest remains a highly desirable residential destination within the region. The Village is a stable, affluent community with a strong historic character, excellent schools, and easy access to the region's transit and transportation systems. Housing stock, while aging, is of high value and appreciating. Collectively, these assets put River Forest in an excellent position to attract future commercial and residential investment and development.





## Implications

River Forest essentially has four primary corridors for accommodating retail/commercial potential; Harlem, Lake, North, and Madison. The Village needs to ensure that it maximizes its competitive position to ensure that commercial sites have good access and exposure and that efforts are focused on retention and attraction of uses that complement one another and serve as a draw for additional development.

While other competing communities are well located, the Village should promote and leverage its assets including being a stable, older, highly educated, affluent community with a robust housing stock, direct access to public transit, and a pro-business environment. Infill development can be challenging, especially when encumbered by a relatively small amount of commercial land, limited development opportunity sites, shallow lot depths and small parcel size, and close proximity/adjacency to established residential areas. While an attractive community for development, creative approaches and managed flexibility will likely be required as appropriate development is accommodated.

## Existing Land Use

An inventory of existing land use has been compiled, utilizing a combination of data provided by the Village as well as field reconnaissance in October of 2017. Each parcel within the Village has been carefully reviewed and classified into one of 13 land use designations. Understanding existing land use is important for development of the Plan so that future land use recommendations are made within the context of the Village's existing conditions, rather than void of actual influences that exist as a result of established development patterns. The existing land use classifications are as follows:

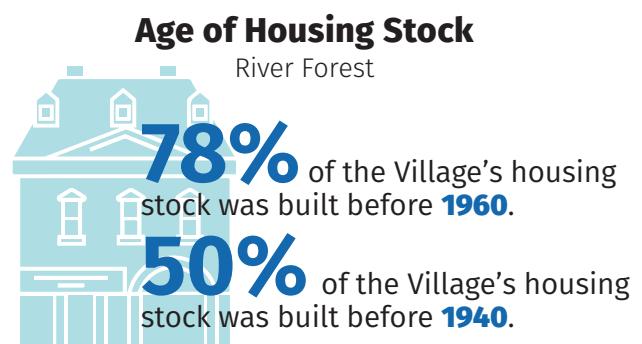
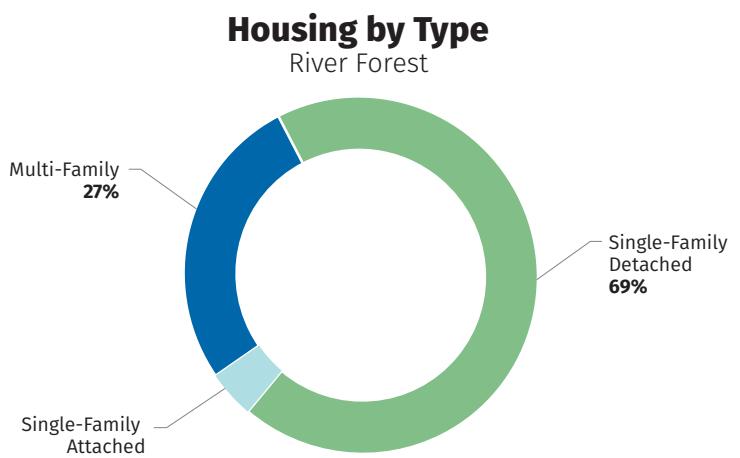
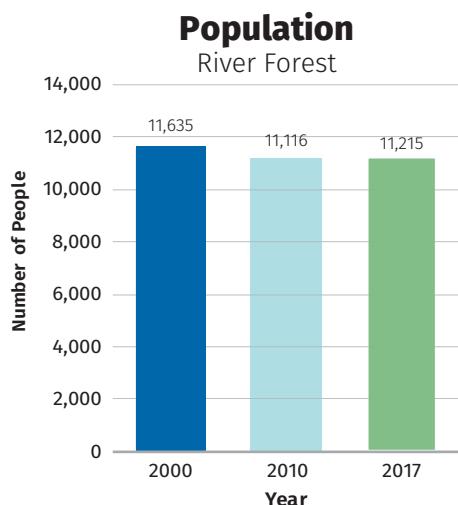
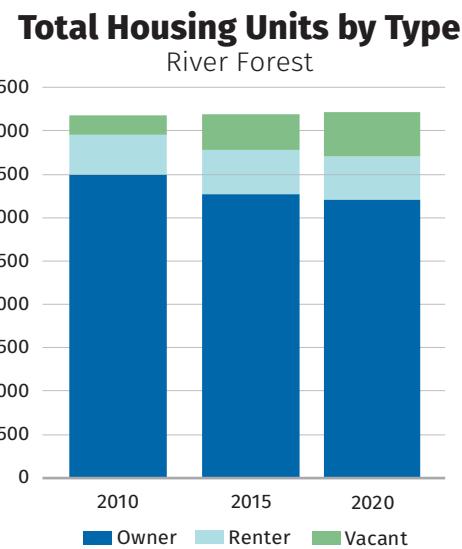
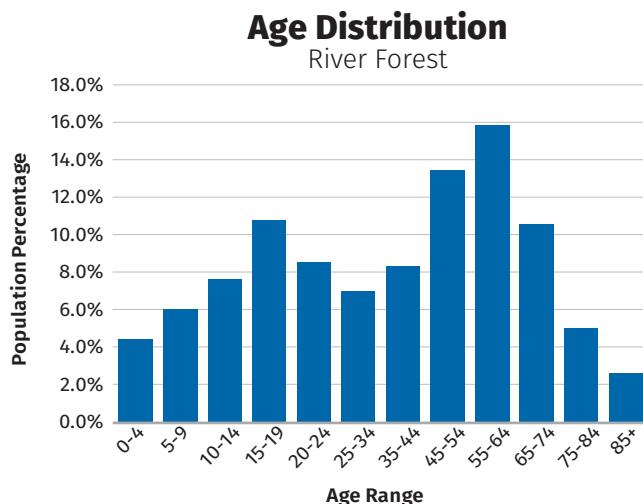
**SINGLE-FAMILY DETACHED** - This designation consists of single-family detached homes. This may include accessory structures and properties that act as private yards for single-family homes.

**SINGLE-FAMILY ATTACHED** - This designation consists of residential structures that include dwelling units connected horizontally, with a dedicated entrance for each dwelling unit. This includes duplexes and townhomes.

**MULTI-FAMILY** - This designation consists of residential structures that contain multiple dwelling units stacked vertically, with shared entrances and hallways. This includes apartments and condominiums.

**COMMERCIAL/RETAIL** - This designation consists of commercial businesses, including commercial retail and service as well as restaurants and similar uses with ground-floor storefronts.

## Community “Snapshot”



**COMMERCIAL OFFICE** - This designation consists of structures used for professional businesses and operations as well as medical practices and clinics that occupy commercial office spaces on one or more floors.

**MIXED-USE** - This designation consists of mixed-use buildings where multiple, distinct uses are stacked vertically. Most commonly, this includes first floor commercial retail or restaurants with residential or office spaces occupying the upper floors.

**PARKS & OPEN SPACE** - This designation consists of parks and open spaces within the Village that provide active and passive recreational opportunities. This contains both Park District and Forest Preserve properties, as well as other intentional open space.

**PUBLIC / SEMI-PUBLIC** - This designation consists of state and local government uses, municipal facilities, community service providers, emergency services, and religious institutions.

**SCHOOLS** - This designation consists of schools that provide education to students from pre-school and kindergarten age through grade 12. This includes both public and private schools within the Village.

**UNIVERSITIES** - This designation consists of institutions that provide higher education. This includes the campuses and associated facilities of Dominican University and Concordia University Chicago.

**PARKING** - This designation consists of properties specifically dedicated to parking automobiles, including surface lots and parking structures. This does not include parking as part of commercial or residential development.

**UTILITY & RAILROAD** - This designation consists of utilities, properties that support local infrastructure, and railroad rights-of-way for the transmission of gas, electric, telephone, train lines, etc.

**VACANT** - This designation consists of vacant properties that are eligible for redevelopment, but which currently contain no occupied physical structures or facilities.

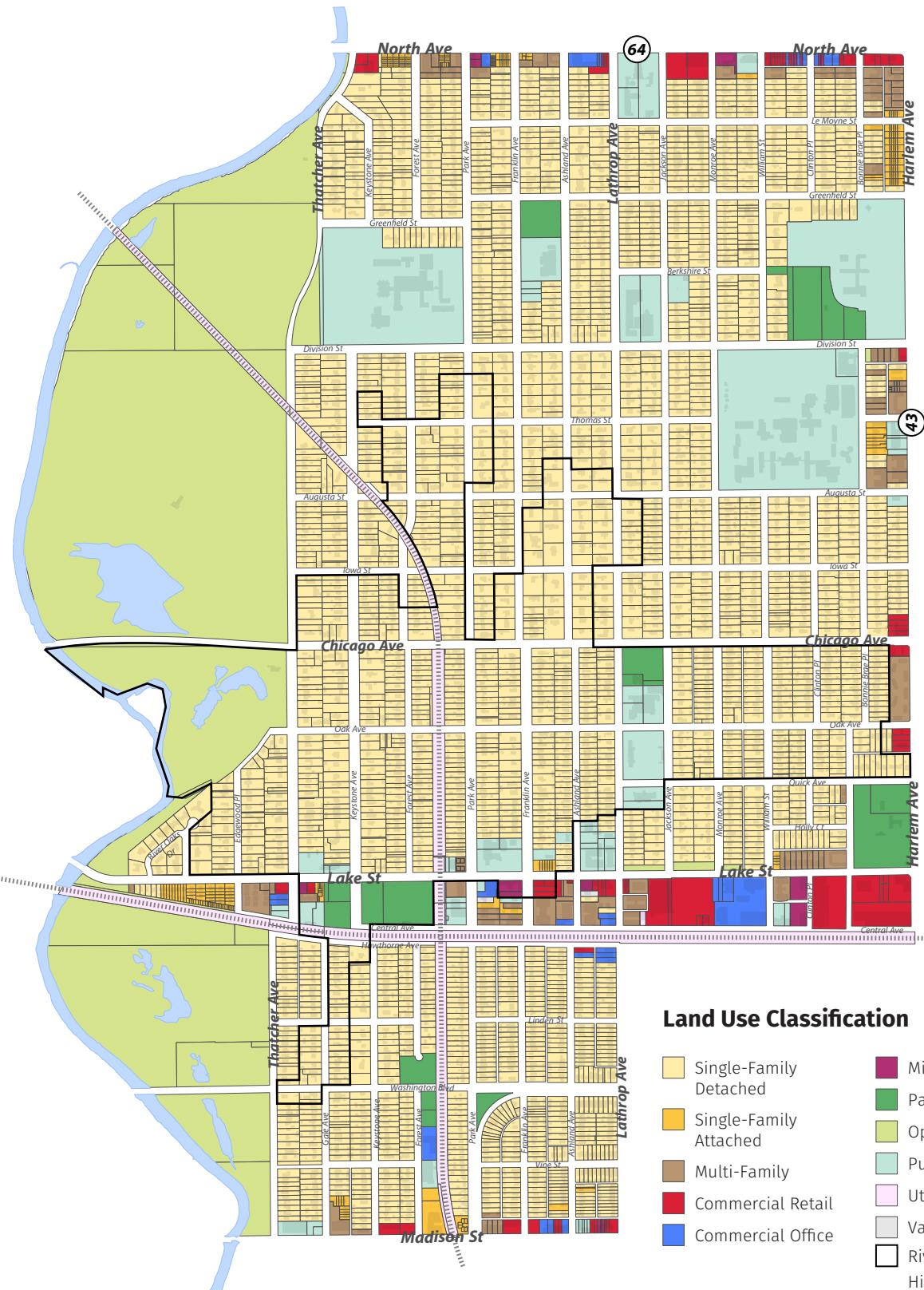
## Current Zoning

Development regulations within River Forest are outlined in Chapter 10 of the Village Code. Last revised in December of 2017, the code regulates how land can be used and defines standards for development. While essential to the comprehensive planning process, the zoning code is also a valuable resource for property owners and developers seeking to invest within the community. Based on current market conditions and local, regional, and national development trends, the Village's commercial and mixed-use districts will likely need amending to better accommodate high quality contemporary development that is market viable and compatible with the Village's overall character. The zoning code establishes the following nine districts:

**R1: WIDE LOT SINGLE-FAMILY RESIDENTIAL** - This district is intended to provide for single-family detached housing specifically on large lots.

**R2: SINGLE-FAMILY RESIDENTIAL** - This district is intended to provide for single-family detached housing. Compared to the R1 district, lots within R2 are generally smaller in size.

# Existing Land Use



## Land Use Classification

- |                             |                                |                      |                    |
|-----------------------------|--------------------------------|----------------------|--------------------|
| [Yellow Square]             | Single-Family Detached         | [Maroon Square]      | Mixed-Use          |
| [Orange Square]             | Single-Family Attached         | [Green Square]       | Park               |
| [Teal Square]               | Public/Semi-Public             | [Light Green Square] | Open Space         |
| [Red Square]                | Commercial Retail              | [Pink Square]        | Utility & Railroad |
| [Blue Square]               | Commercial Office              | [Grey Square]        | Vacant             |
| [White Box with Black Line] | River Forest Historic District |                      |                    |

**R3: ATTACHED SINGLE-FAMILY RESIDENTIAL**

**R3: ATTACHED SINGLE-FAMILY RESIDENTIAL** - This district is intended to provide a mixture of single-family attached residences, such as duplexes, rowhouses, and townhomes.

**R4: MULTI-FAMILY RESIDENTIAL** - This district is intended to provide for multi-family residential development, such as condominiums and apartments.

**C1: COMMERCIAL** - This district is intended to provide for a combination of specialty retail stores, office, and service uses, and is primarily located along North Avenue.

**C2: COMMERCIAL** - This district is intended to provide for a combination of retail, office, service uses, and multi-family housing, and is primarily located along Madison Street, but also on a couple of properties along Lake Street and Harlem Avenue.

**C3: CENTRAL COMMERCIAL** - This district is intended to provide for a combination of specialty retail stores, office, service uses, and multi-family housing, with a focus on creating a pedestrian-oriented central retail area for the Village.

**ORIC: OFFICE / RESEARCH / INDUSTRIAL / COMMERCIAL**

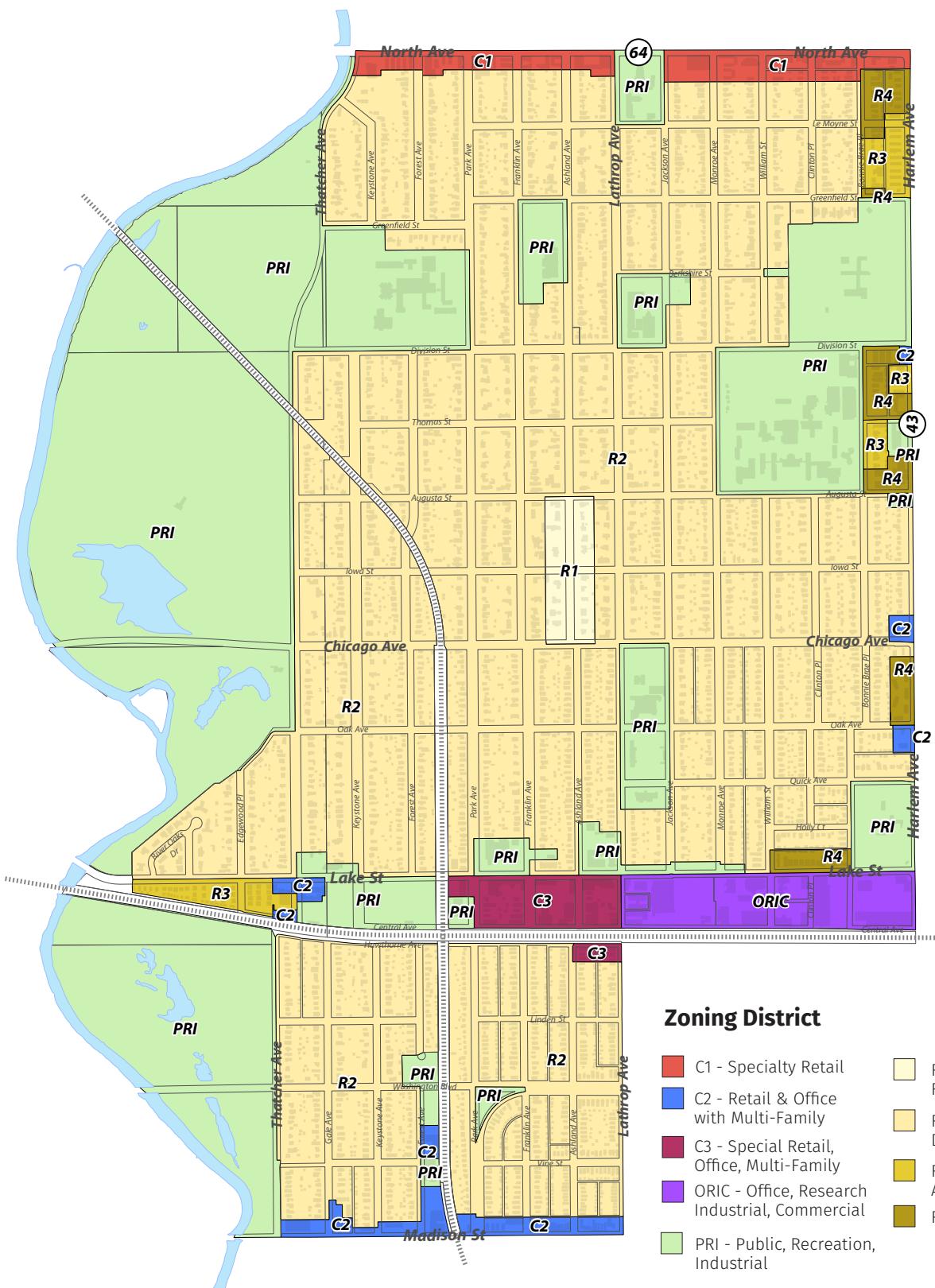
**ORIC: OFFICE / RESEARCH / INDUSTRIAL / COMMERCIAL** - This district is intended to provide for a combination of light industrial, research, commercial, and office uses in an environment that is attractive and consistent with the image and character of River Forest.

**PRI: PUBLIC / RECREATION / INSTITUTIONAL**

**PRI: PUBLIC / RECREATION / INSTITUTIONAL** - This district is intended to accommodate public, semi-public, and private land uses within the Village including buildings and open spaces to be used for recreation, education, community facilities or institutional uses.

**PLANNED DEVELOPMENTS** - In addition to the nine zoning districts, the Village also considers planned developments that provide greater flexibility in addressing specific projects and their impacts on the community. Planned developments allow the possible deviation from strict adherence to the underlying zoning regulations, subject to a review and permitting process with the Village that ensures the proposed development is responsive to Village needs, is a desirable development, is consistent with the comprehensive plan, and does not cause adverse effects to the community.

# Current Zoning







## 3 Land Use & Development

The Land Use Plan is a guide for indicating the type, intensity, and location of future land use and development in the Village of River Forest. It strives to maintain and enhance the traditional form, character and distinguishing features of River Forest while accommodating high-quality, contextual and compatible improvements and new development in selected locations. The Land Use Plan builds upon the existing land uses and development patterns within the Village and seeks to provide a sustainable, compatible, and desirable mix and distribution of uses to meet the needs of current and future residents.

It should be emphasized that the Land Use Plan is a guide for growth and development within the Village and provides a foundation for further decision-making. While it is a detailed document that provides specific guidance on land use decisions, it is also intended to be sufficiently flexible to accommodate unique or compelling circumstances and the consideration of creative approaches to development that are consistent with the overall recommendations of the Comprehensive Plan.



## Land Use & Development

**To provide a sustainable and comprehensive approach to growth and development that protects and enhances residential neighborhoods; strengthens commercial areas and the Village's economic base; provides for the Village's network of parks, open space, and environmental resources; and reinforces the continued provision of high-quality community facilities and services.**

## Core Objectives

1. Ensure the quality, stability, and attractiveness of residential neighborhoods.
2. Promote economic development of the Village's commercial corridors and mixed-use areas.
3. Appropriately balance the need to safeguard residential neighborhoods and the need for commercial area development and improvement.
4. Protect open space and environmental areas from development encroachment.
5. Encourage sustainable best practices for all development.
6. Provide for public/quasi-public uses to continue the high quality of facilities and services within the community.
7. Minimize the impacts of incompatible land use arrangements.
8. Protect and enhance the historic and architectural heritage and significance of the Village's built environment.



## Land Use Classification

The land-use designation/classification system depicted in the Land Use Plan is intended to help organize and arrange future land use areas in the Village. Together with the Residential Areas Framework and the Commercial Areas Framework, the Land Use Plan is intended to accurately reflect the Village's intentions for the type, intensity, and location of future land uses and development anticipated under the Comprehensive Plan.

The land use classification consists of ten (10) land use designations, as identified below:

- Single-family Residential
- Multi-family Residential
- General Commercial
- Corridor Commercial
- Village Center Commercial
- Public/Semi-Public
- School
- Park
- Forest Preserve
- Private Recreation

## Residential Uses

The Land Use Plan classifies residential areas into two (2) residential categories: (1) Single-family Residential and (2) Multi-family Residential. In addition to these two residential land use designations, residential units are also permitted uses on the upper floors of development in the Village Center Commercial areas, and as dormitories or residence halls on the campuses of Dominican University and Concordia University in the Public/Semi-Public land use designations. An expanded discussion of the Village's residential areas provided in Section 4: Residential Areas Plan.

### Single-Family Detached Residential

Single-family residential areas consist of land occupied primarily by single-family detached structures on properties with front and rear yards, and which may or may not include detached accessory structures such as garages. These areas of the Village may also contain a small number of "grandfathered in" duplexes, which have the appearance and characteristics similar to that of single-family detached structures.

### Multi-Family Residential

Multi-family residential areas consist of more than one unit or household per lot, and generally consists of townhomes, rowhomes, condominiums and apartments, but may also include specialized senior housing. Multi-family residential is also an allowed use on the upper floors of land designated as Village Center Commercial. Multi-family residential uses are primarily located along or near the Village's primary perimeter corridors (Madison Street, North Avenue, and Harlem Avenue) and Lake Street.



## Commercial Uses

The Land Use Plan identifies three (3) categories of commercial land uses: General Commercial, Corridor Commercial, and Village Center Commercial. Section 6: Commercial Areas Plan provides an expanded discussion of these uses along with detailed policies for development and improvement. In general, the areas designated for commercial land use are located along the Village's primary corridors, including Madison Street, Lake Street, North Avenue, and Harlem Avenue.

### General Commercial

This land use area comprises commercial uses that provide goods and services that draw patrons from within, and beyond, the Village. This land use category accommodates a wide range of retail, restaurant, service, and office uses and is generally characterized by larger development sites that can accommodate larger/national retailers and planned shopping centers. The General Commercial areas are located between Lake Street and Central Avenue, east of Lathrop Avenue.

### Corridor Commercial

Corridor commercial areas are designated primarily for commercial, retail, restaurant, and service uses, catering to the day-to-day needs of the local population, as well as drawing from regional arterial traffic. These areas exist along the Village's perimeter corridors and are generally characterized by shallow lot depths, frontage on busy streets, and adjacency to residential properties. Given appropriate development design and adequate parcel depth and size, residential uses may be provided on the upper floors above ground floor commercial. Commercial/retail uses are the priority and any residential component should be accessory/secondary to commercial development.

### Village Center Commercial

Village Center Commercial is a commercial/mixed-use area that provides products and services to meet daily living needs of residents, drawing customers from neighboring communities and beyond. Ground floor uses are primarily retail, restaurant, and personal service, with office and residential uses located on the upper floors. Development character, sense of place, and an attractive and comfortable pedestrian-oriented environment are essential. The area is generally located along the south side of Lake Street, between Lathrop Avenue and Park Avenue, and at the intersection of Lake Street and Thatcher Avenue.



## Community Facilities, Institutions, and Open Space

Community Facilities/Institutional land uses include public and semi-public areas occupied by government facilities, community service providers, schools, private recreation, and other institutional users. These land uses also contain areas used by both private and public utility providers. Community facilities and institutions are a defining part of River Forest's overall community character and an important component of the Land Use Plan. The Land Use Plan anticipates that these uses will remain largely as they currently exist in the Village. Section 8: Community Facilities Plan provides an expanded discussion of these areas along with more detailed policies and recommendations.

### Public/Semi-public

Public/semi-public designated areas contain community facilities or public buildings such as religious institutions, municipal buildings, Township facilities, cultural facilities, and Metra/commuter facilities.

### School/University

These areas include properties designated for a public or private school, including elementary, middle school, high school, college, or university.

### Private Recreation

These two areas include properties occupied by private tennis, swim, or other recreation or social club. In River Forest these include the River Forest Tennis Club (bound by Oak, Lathrop, Quick, and Jackson) and the Oak Park Tennis Center (adjacent to the Cook County Forest Preserve Headquarters).

### Park/Open Space

These areas are intended to be maintained as a park, recreation site, or open space, and include the River Forest Park District parks. Playground and recreation areas on school grounds are designated as part of the school, and not shown as park/open space.

### Forest Preserve

These areas are properties owned and maintained by the Cook County Forest Preserve as forested areas, parks, open space, recreation sites, or other facilities. These areas generally include the large wooded areas adjacent to the Des Plaines River along the western edge of the Village, and the Cook County Forest Preserve Headquarters building, open space, and park area at the northwest corner of Lake Street and Harlem Avenue.



## Historic/ Architectural Heritage

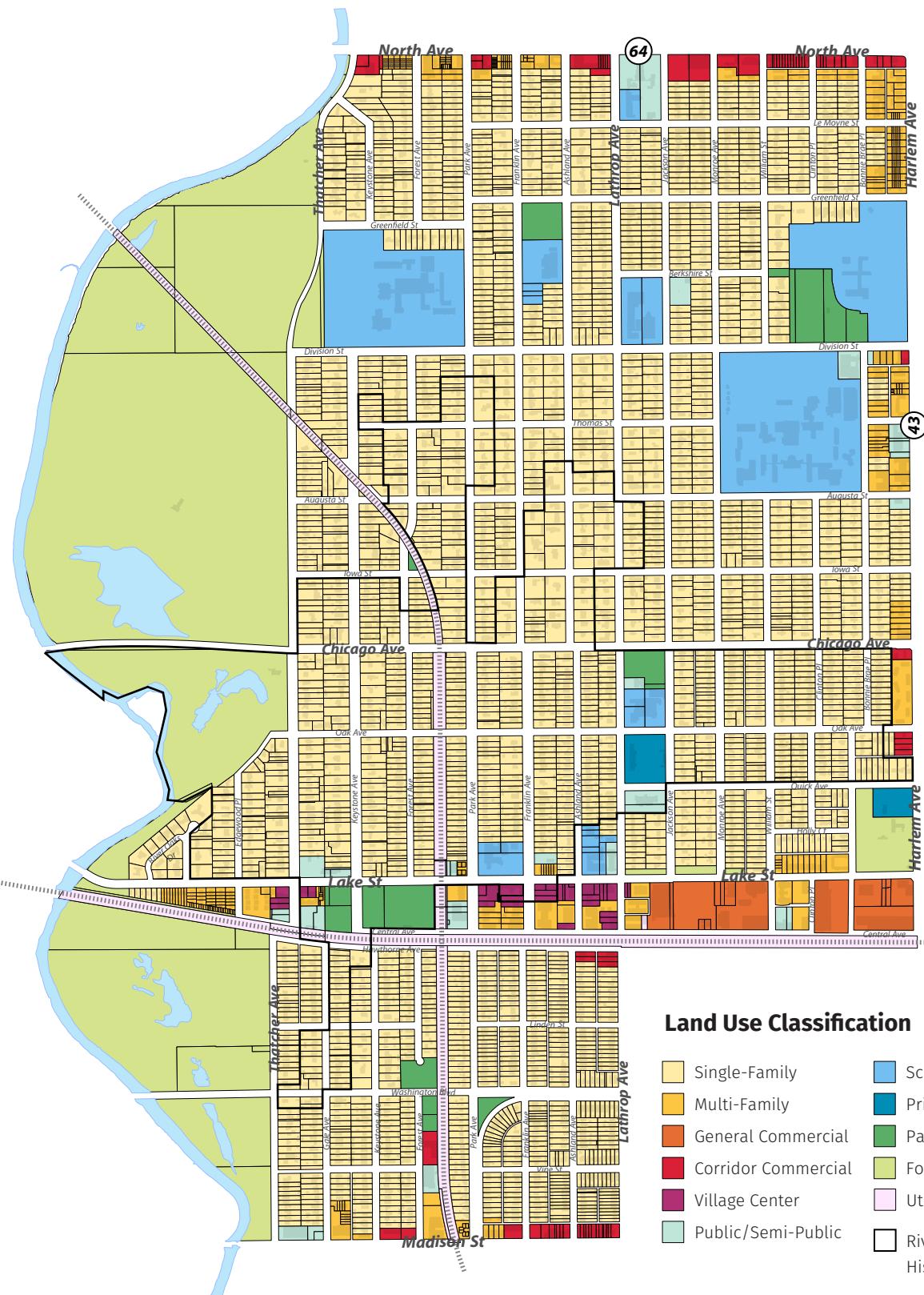
When addressing land use and development in River Forest, it is essential to note the significance of the community's historic and architectural heritage. The abundance of architecturally significant buildings and structures in the Village has had and will continue to have a profound impact on the character, identity, and charm of the River Forest community.

While most of its architectural/historic resources lie within the residential neighborhoods, there are also several commercial and institutional structures. In 1977, at the direction of the United States Department of the Interior, a National Historic Preservation District was established in River Forest. The nomination cited several structures and buildings as having architectural interest in the community. Among the known architects cited, they include: Frank Lloyd Wright, William Drummond, and Tallmadge and Watson. William Drummond made his home in River Forest in 1910 and he designed 14 structures in River Forest.

The boundary of the historic preservation district is illustrated on the Land Use Map. Approximately 830 structures are located within the Historic District, with 165 of the structures identified for having special architectural and/or historical significance. Some of these sites and structures of significance include: River Forest Woman's Club (now a private residence), Harlem School (now Lincoln School), River Forest Bank Building, River Forest Methodist Church, River Forest Tennis Club, River Forest Public Library, Abraham J. Hoffman House (now Trailside Museum), and several single-family residential homes.

All of these sites, institutions, buildings and homes are significant and contribute immeasurably to the Village's overall character, heritage, architectural diversity, identity and sense of place. These architectural and historic assets also strengthen local tourism, bringing visitors to our community from across the world. Any actions taken regarding land use and development in the future must take into consideration the significance of the Village's rich architectural history.

# Land Use Plan







## 4 Residential Neighborhoods

River Forest's neighborhoods are the pride of the community and are the most significant contributor to River Forest's overall image, identity, character, and charm. The neighborhoods are characterized by tree-lined streets, traditional grid block pattern, fully connected sidewalk system, and an architecturally diverse and historically significant housing stock. While single-family neighborhoods comprise most of the land area in the Village, multi-family and single-family attached residential, primarily located along the Village's corridors, play a key role in providing a full ranging of housing options for residents.

The mix of dwelling types accommodates the various housing needs for individuals and families at different stages of life – from renters and first-time home buyers to “empty nesters” and lifelong residents. It is also important to note that at the same time the Village recognizes the value and importance of historic preservation, it is essential to attract and accommodate new residential investment and infill development. It is this combination of well-maintained and valued older homes, together with high-quality new homes, that keeps the neighborhoods desirable, vibrant, and attractive within the region’s housing market.

Going forward, the Village must continue to prioritize the character and quality of the neighborhoods. By supporting historic preservation and the maintenance and rehabilitation of older homes, ensuring desirable new infill single-family development, accommodating appropriate new multi-family development in select locations, and balancing the need for economic development along the primary corridors, the Village can maintain and enhance the desirability of the River Forest Neighborhoods.



## Residential Neighborhoods

***Maintain the Village as an exceptional residential community, retain its predominant single-family detached dwelling character and varied architectural styles, and provide the variety of housing options necessary to accommodate residents at all stages of life.***

## Core Objectives

1. Ensure that home improvements, additions and new housing construction are compatible with, complement, and enhance the existing scale and character of the neighborhoods.
2. Maintain the appropriate balance of housing types within the community to provide for the housing needs of residents at all stages of life.
3. Protect residential areas from the encroachment of incompatible land uses and the adverse impacts of adjacent activities, while appropriately accommodating economic development along the Village's primary corridors.
4. Support historic preservation efforts to protect and enhance architecturally and historically valued structures.
5. Promote the improvement, rehabilitation, or replacement of deteriorating or obsolete residential properties.
6. Encourage new residential development that provides for the needs of the Village's population.
7. Undertake public infrastructure improvements within residential areas as required.

## Residential Development Types

The Land Use Plan classifies residential uses into two categories - single-family residential and multi-family residential. Within these two categories, standalone residential development can include single-family detached homes, single-family attached (townhomes and row homes), and multi-family (condominiums and apartments). In addition to standalone residential development, housing can be provided as part of a mixed-use development, where multi-family units are located on the upper floors above ground floor commercial uses.

### Mixed-Use Residential

Mixed-use development, consisting of ground floor commercial with residential units on the upper floors, is designated in the plan as being preferred in the Village Center Area of Lake Street, but also appropriate at select locations along the Village's perimeter corridors. Mixed-use is designated as appropriate in the C1, C2, C3, and ORIC zoning districts, and must be approved as a planned development.

With the changing retail market, once traditional retail-only districts are needing to accommodate a wider range and mix of uses to remain successful. The market for mixed-use residential is very strong in the region, particularly when such development provides convenient access and proximity to transit, employment, shopping and dining, entertainment, and recreation. Many of River Forest's commercial areas fit these parameters and are ideal candidates for new mixed-use residential.

### Single-Family Detached Residential

River Forest is primarily a residential community and is well known for its established, historic, architecturally significant, and attractive neighborhoods, comprised of varied architectural styles and appearance. Much of the Village's special image and identity is due to the unique character of its neighborhoods, and these distinguishing features should be preserved and enhanced. Single-family residential areas comprise the single largest land use in the Village of River Forest, and include the R1 and R2 zoning districts.

Single-family residential areas consist of land occupied primarily by single-family detached structures, which may or may not include detached accessory structures such as garages. These areas of the Village may also contain a small number of "grandfathered in" duplexes, which have the appearance and characteristics similar to that of single-family detached structures.

While the replacement of some older/obsolete homes is both normal and desirable, the Village should continue to monitor new development, to ensure that changes are sensitive to and reflective of existing Village character and the architectural diversity, for which River Forest is known.

### Multi-Family Residential

Multi-family residential areas consist of more than one unit or household per lot, and generally consists of townhomes, rowhomes, condominiums and apartments, but may also include specialized senior housing. Multi-family residential uses are primarily located along or near Lake Street and the Village's perimeter corridors (Madison Street, North Avenue, and Harlem Avenue). Multi-family residential zoning districts include R3 and R4, but several existing multi-family developments exist within commercial zoning districts. All multi-family development must be approved as a planned development.

Multi-family residential units in River Forest range from smaller affordable older units to more recently constructed developments offering larger units with very high values. This range of multi-family price points provides housing across a broad spectrum of socio-economic levels. New multi-family developments are held to high standards for quality construction and building materials, architecture and appearance, and are required to provide adequate parking for residents and guests. Older multi-family developments often suffer from a lack of sufficient off-street parking and lack the amenities that newer development can provide.

New multi-family residential developments should be held to high standards and reflect the overall character of the community. Older developments should be improved with additional parking where appropriate and maintained.

## Housing Affordability

River Forest currently provides a range of housing options at varying levels of affordability. Both owner-occupied and rental housing is available in single-family detached and multiple-family dwellings. Some of the community's more affordable housing existing in the older multi-family development that exist along the perimeter corridors of Harlem and North Avenue. For the majority of these older multi-family properties, focus should be on maintaining the buildings as quality affordable housing in River Forest. Throughout the Village there are also smaller, older single-family homes that are relatively affordable. However, many of the more modest single-family homes are likely candidates for teardown and infill redevelopment.

River Forest values its mix of residential options and recognizes the importance of providing a range of housing price points, including at the more affordable end of the spectrum. To that end, the Village should prepare and adopt an Affordable Housing Plan that meets state requirements. Further, the Village should seek to improve the condition of the existing affordable housing in the community and appropriately consider affordable units as a component of future residential development.

## Buffering from Commercial Activity

The established development pattern in River Forest has several areas where residential properties abut commercial development. While providing appropriate buffering and screening between such uses can be a challenge in any situation, it is often an even bigger challenge in River Forest due to the shallow lot depths that plague many commercial properties.

The Village should identify where residential and commercial area adjacency is problematic and examine ways to facilitate the use of buffering and screening techniques. Such initiatives might include establishing a program to promote screening improvements. Alternatively, the Village's landscape ordinance could be revised to require enhanced screening and an amortization schedule to ensure compliance within a set time frame. Given limited commercial lot size and depth, effective screening and buffering will likely involve a combination of landscaping and fencing, possibly including a requirement for new commercial development to provide additional landscaping on adjacent residential properties. Native plants are recommended because of their durability, drought resistance, flood mitigation, and 4-season landscape.

## Connectivity & Walkability

River Forest neighborhoods were developed based on a traditional grid which provides a uniform layout (due to standard street and lot widths) as well as pedestrian and vehicular connectivity. Sidewalks are present on both sides of nearly every street segment and mature trees line the rights-of-way. This intact and fully connected sidewalk network provides excellent walkability in all of River Forest's neighborhoods. That said, key intersection and pedestrian crossing improvements should be made to further enhance the safety and walkability of the neighborhoods.

The Village should prioritize implementation of the recently completed Safe Waking Routes to School (SWRTS) study recommendations that identify several safety improvements focused on the areas around the community's schools. Collectively, these areas cover a large percentage of the Village neighborhoods. Many recommendations for improving the walkability and safety of the neighborhoods are provided in the Transportation chapter of the comprehensive plan.





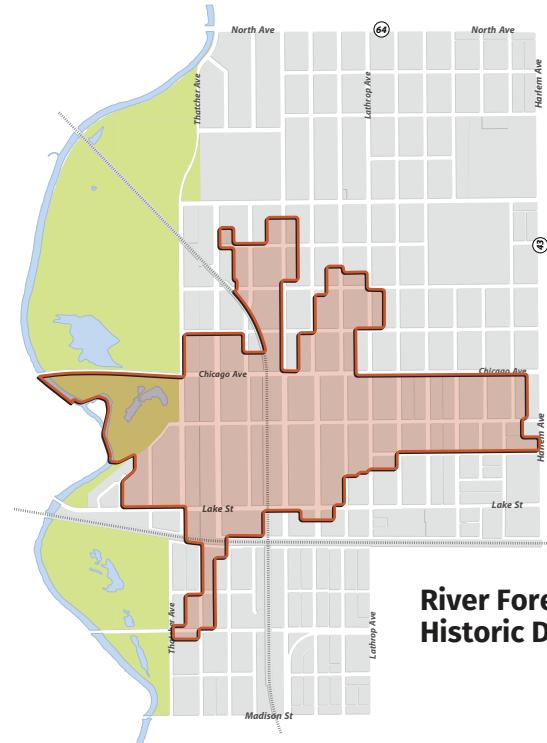
## Historic Preservation

River Forest is an historic community committed to protecting, preserving, and promoting its rich heritage. Structures in River Forest include historical styles such as Gothic Revival, Victoria, Prairie School, Tudor Revival, Bungalows, Buurma Built, Art Deco, and Moderne. Some of these homes were designed by architects such as Frank Lloyd Wright, William Drummond, Spencer and Powers, E.E. Roberts, and their contemporaries.

The Historic Preservation Commission identifies the landmark designation and certificate of appropriateness process, and requires the review of Significant Properties for which repair, rehab, reconstruction, restoration, or demolition is proposed prior to the approval of a permit. The Historic Preservation Commission also serves as a resource to the public providing education in the areas of historic and architectural preservation.

River Forest has a locally established historic district that stretches irregularly from the east at Harlem Avenue to the west at the Des Plaines River and from Division Street to the north to Washington Boulevard and comprises approximately 860 properties. The boundaries of the Historic District are shown on the Land Use Map.

The Historic Preservation Commission has designated 298 homes in River Forest as Significant Properties. These “significant” properties exist both within and outside of the Historic District. Any construction work on these properties must be reviewed by the Historic Preservation Commission. There are also a variety of federal, state, and local financial incentives available to property owners who renovate in a historically sensitive manner and the Commission can assist with navigating and pursuing available assistance.



## Aging in Place

The notion of aging in place refers to being able to live in the home and community of your choice as you age. As a core principle from a community perspective, it means providing the necessary housing to accommodate residents of all ages and stages of life; providing the physical environment that maximizes access and mobility throughout the community; and providing the resources, amenities, and facilities to meet the needs of aging residents.

River Forest already ranks high as an aging in place friendly community. The Village offers a wide range of housing options, provides nearby healthcare services and facilities, has a robust transportation/transit network that maximizes individual mobility, has a great mix of local shopping and dining and entertainment choices, and is home to several cultural and educational institutions and programs catering to all ages. Continued focus on all of the community components is essential.

The Village should consider working cooperatively with the Park District and Library in forming a joint Aging in Place Committee focused on ensuring River Forest remain at the forefront of providing a high quality of life for aging residents.

## Stormwater Management

Improved stormwater management is a near- and long-term priority for the Village and should continue to be addressed in a comprehensive manner within all residential areas. The Village has made significant investment in recent years in its stormwater system and it should encourage the utilization of green infrastructure systems to further mitigate flooding in the neighborhoods. Additionally, the Village zoning ordinance and building codes should be examined to identify changes that would accommodate and possibly incentivize the use of permeable surfaces and on-site stormwater mitigating installations.

## Parkway Trees

The streets within the Village's residential neighborhoods are lined with a canopy from mature parkway trees. These mature trees contribute significantly to the overall desirability and character of the neighborhoods and the Village as a whole. It is recommended that parkway trees be protected and preserved. In some instances, parkway trees have been lost due to disease or other reasons. Currently, the Village's parkway tree planting program plants new parkway trees where a tree has been removed due to disease. The Village should continue its parkway tree program to ensure existing parkway trees are replaced with a variety of species. The installation of parkway trees will help ensure a healthy and complete urban tree canopy and help to increase the attractiveness, desirability, and value of the neighborhoods.



## 5 Commercial Areas

River Forest Forward recognized the vital importance of economic development and is committed to ensuring that the Village's commercial areas are vibrant, thriving, economically viable, and attractive. It is essential that the commercial areas diversify and strengthen the Village's tax base as they serve as the economic engine that provides the revenue needed to maintain high quality public facilities and services.

Thriving commercial areas are essential to maintaining a strong tax base for the Village, providing the revenue to maintain the high level of public facilities and services, and reducing/minimizing the residential tax burden. It is also important that the commercial areas provide residents and visitors with access to goods and services and help create a desirable sense of place reflective of River Forest's overall community character.

Because of the historic development pattern of the community, most of the Village's commercial areas are located along its major corridors – Madison Street, North Avenue, Harlem Avenue, and Lake Street; and are adjacent to or near established residential neighborhoods. As a result of this existing land use arrangement, issues of compatibility and impact will surely arise. As commercial uses and new development are considered, efforts should be made to minimize conflicts between commercial areas and surrounding residential properties, while seeking to accommodate appropriate and desirable development, including possible commercial area expansion in select locations.



## Commercial Areas

*To improve the success of commercial areas by working cooperatively to support existing businesses, creating new opportunities for desirable development, and improving the character, appearance, and function of the areas.*

## Core Objectives

1. Accommodate and support appropriate new commercial/mixed-use development.
2. Promote contextual, high quality design, architecture, and site amenities as new development and improvements are considered.
3. Maintain high quality and attractive commercial areas reflective of the Village's character and desired sense of place, through cohesive streetscape and public realm improvements.
4. Improve the pedestrian and bicycle friendliness, access, mobility and safety of commercial areas.
5. Balance the need for thriving and robust commercial areas with the importance of mitigating impacts on the Village's residential neighborhoods.
6. Provide adequate off-street parking to accommodate the needs of existing businesses and future development.
7. Encourage sustainable best practices for new commercial development and other commercial area improvements.
8. Examine and amend the Village's zoning ordinance to better regulate the commercial districts in a manner reflective of market realities and the desired character for the areas.

## Commercial Development Types

The plans for the Village's commercial areas build on the Land Use Plan which identifies three (3) commercial land uses: General Commercial, Corridor Commercial, and Village Center Commercial.

### General Commercial

General Commercial areas are comprised of commercial uses that provide goods and services that draw patrons from within, and beyond, the Village. This land use category accommodates a wide range of retail, restaurant, service, and office uses and is generally characterized by larger development sites that can accommodate larger/national retailers and planned shopping centers. The General Commercial areas are located between Lake Street and Central Avenue, east of Lathrop Avenue.

### Corridor Commercial

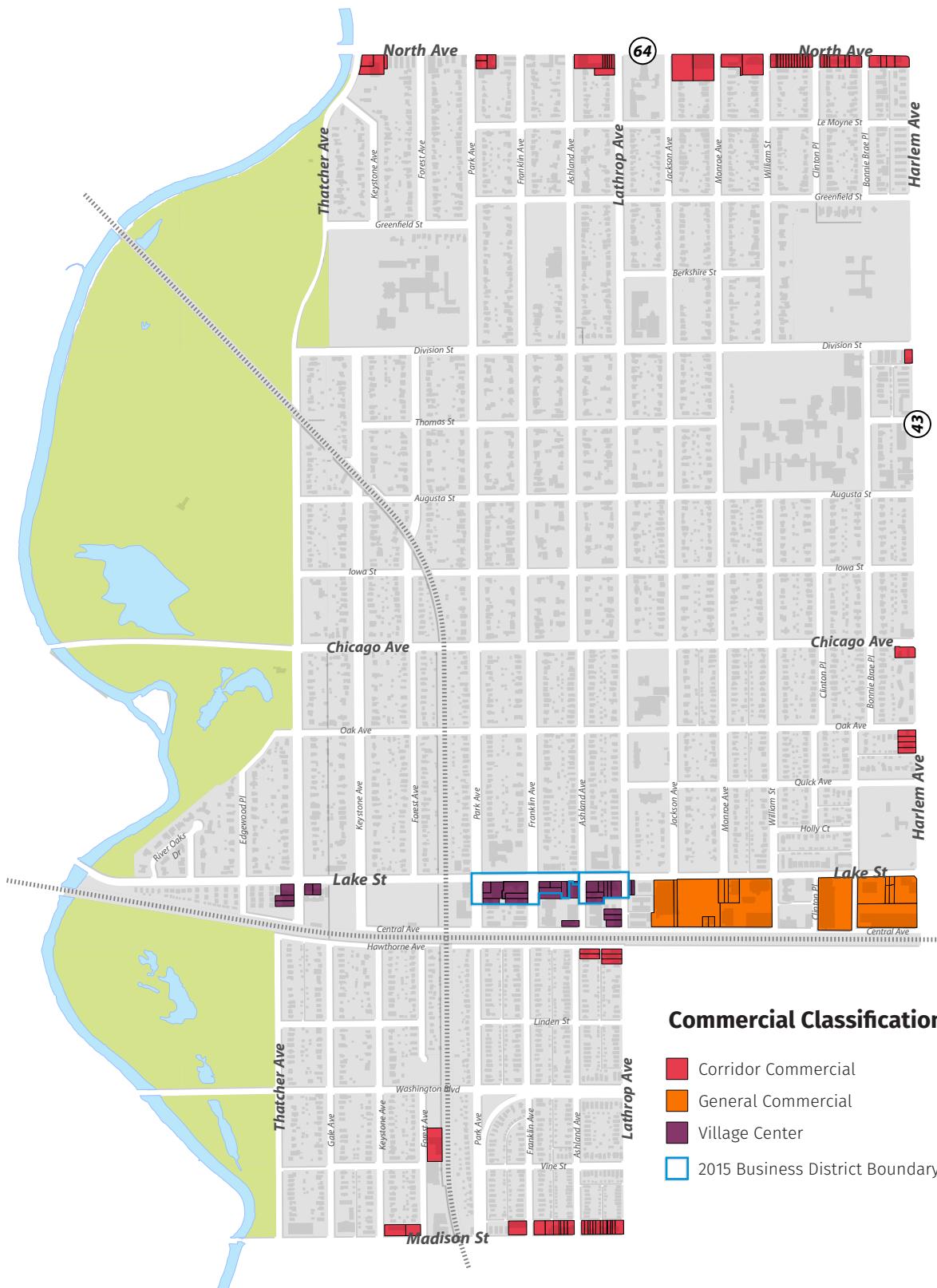
Corridor Commercial areas are designated primarily for commercial, retail, restaurant, and service uses, catering to the day-to-day needs of the local population, as well as drawing from regional arterial traffic. These areas exist along the Village's perimeter corridors and are generally characterized by shallow lot depths, frontage on busy streets, and adjacency to residential properties. Given appropriate development design, adequate parcel depth and size, and ability to accommodate sufficient on-site parking, residential uses may be provided on the upper floors above ground floor commercial. Commercial/retail uses are prioritized for these areas, and any residential component should be accessory/secondary to commercial development.

### Village Center Commercial

Village Center Commercial is a commercial/mixed-use area that provides products and services to meet daily living needs of residents, drawing customers from neighboring communities and beyond. Ground floor uses are primarily retail, restaurant, and personal service, with office and residential uses located on the upper floors. Development character, sense of place, and an attractive and comfortable pedestrian-oriented environment are essential. The area is generally located along the south side of Lake Street, between Lathrop Avenue and Park Avenue, and at the intersection of Lake Street and Thatcher Avenue.

This chapter of the comprehensive plan addresses several factors related to the provision of successful, viable, attractive commercial areas: creating "new space" for commercial development, streetscape improvements, zoning and development regulations, design considerations, emphasis on pedestrian mobility and safety, and strategic partnerships and coordination.

# Commercial Areas



## Commercial Classification

- Corridor Commercial
- General Commercial
- Village Center
- 2015 Business District Boundary



**Existing Configuration:**  
Through Street



**Proposed Configuration:**  
Cul-De-Sac and Public Parking

## Creating “New Space” for Commercial Development

One of the biggest challenges facing the successful revitalization and redevelopment of the Village’s mixed-use corridors is the shallow lot depth and limited availability of parking. These challenges make it difficult for sites to be developed in a manner that provides contemporary building footprints and tenant space with adequate parking and site amenities. A variety of development strategies may need to be considered to appropriately accommodate commercial development in key locations.

This section of the plan presents a variety of different strategies for accommodating and possibly incentivizing redevelopment along the Village’s commercial/mixed-use corridors by creating “new space”, resulting in potentially larger development sites. The strategies presented in this section utilize existing Village assets such as streets and alleys as leverage for incentivizing desirable new development. This section also presents other development considerations such as commercial area expansion and the strategic relocation of certain existing businesses. Although these strategies may not be applicable or even desirable at all locations, they do represent a viable approach to accommodating new development and supporting the Village’s goal of attracting desirable economic development. These approaches to creating additional development opportunities are identified in the corridor plans at the end of the section.

The possible approaches for creating “new space” for commercial development include:

**CREATING CUL-DE-SACS** – By selectively “cul-de-sac”-ing certain intersecting side streets, Village right-of-way can be used to develop public parking areas for adjacent and nearby commercial development. Using cul-de-sacs in select locations may allow adjacent or nearby sites to utilize a greater percentage of the lot area for building footprint and less for surface parking, resulting in a larger, more viable, and possibly more flexible building design with a greater leasable and usable floor area. Cul-de-sacs should be considered on a case-by-case basis as a potential way of accommodating desirable development.

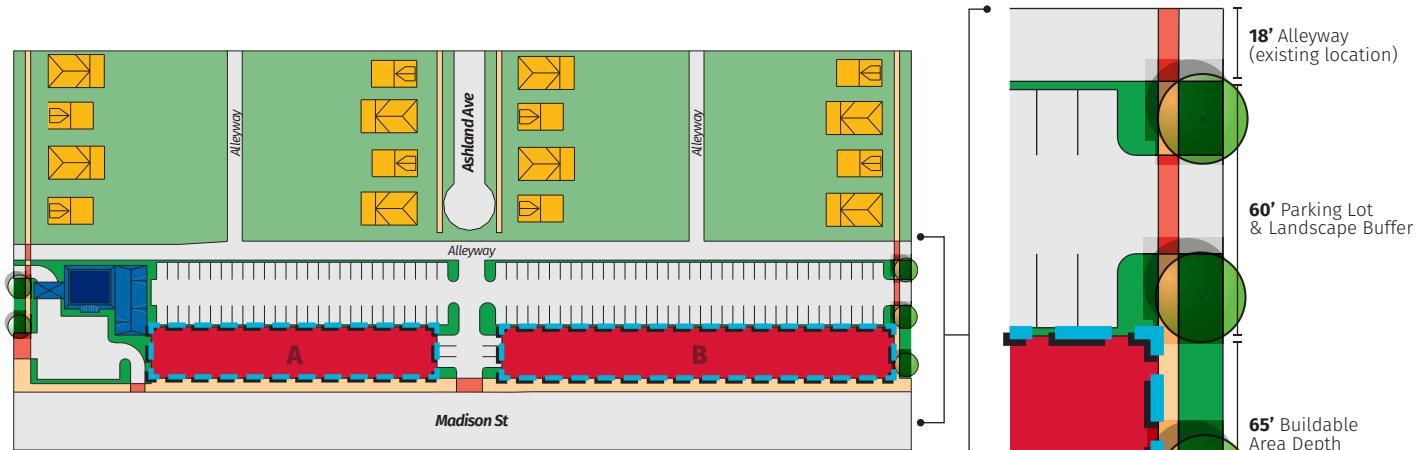
**PUBLIC PARKING LOTS** – In areas where parking shortages may be inhibiting economic development success, public parking lots can provide the parking necessary for businesses to thrive. This is a likely strategy to meet the needs of parking in the Village Center Commercial area. The Village of River Forest should identify properties within the Village Center Commercial area for the development of public parking to serve the existing businesses and future development of the area.

**USE RELOCATION** – By relocating specific existing uses, local businesses could stay in the Village and key sites could be developed with more appropriate/desirable uses. Successful relocation of existing uses requires that a suitable site is found that will accommodate and hopefully improve conditions for the business. Such a relocation often requires some dedication and allocation of public funds (including TIF) and/or must be made part of a larger redevelopment effort. Use of relocation is an effective tool for both private businesses as well as public facilities.

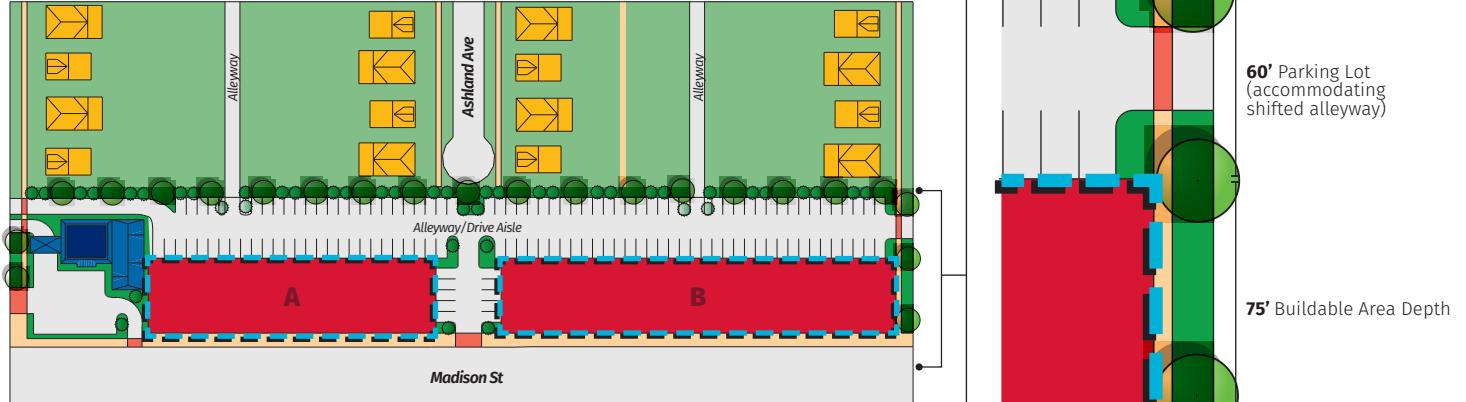
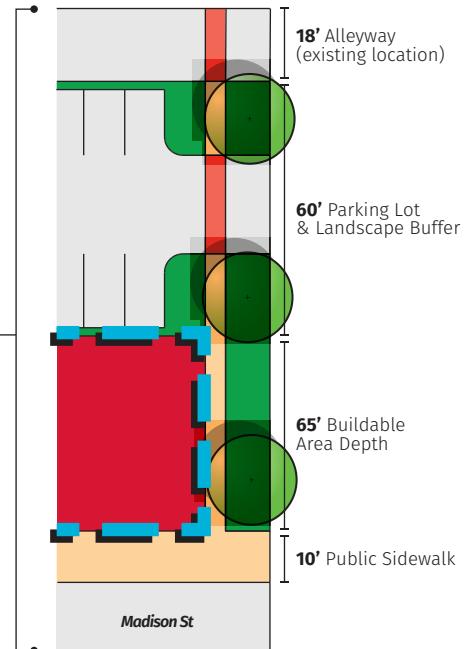
**COMMERCIAL EXPANSION** – By permitting residential properties to be assembled into adjacent commercial properties via market forces and transactions with willing sellers, larger/more contemporary developments could be accommodated. Any such development must be of the highest quality and provide appropriate buffering and screening from the adjacent residential properties. Site and building design must be attractive when viewed from all sides and directions. The Village should carefully consider such proposals on a case-by-case basis and on the specific merits of the individual development being proposed.

**ALLEY “SHIFTING”** – By “shifting” alleys away from the adjacent residential properties and utilizing the alley as a parking lot driving aisle, larger building footprints, additional parking, perimeter landscaping and buffering could be provided. Additionally, attractive landscaping could further buffer and separate adjacent neighborhoods from commercial development and parking areas. This development strategy could be applied along both Madison Street and North Avenue, where applicable, but would be most effective where an entire block front was assembled for redevelopment.

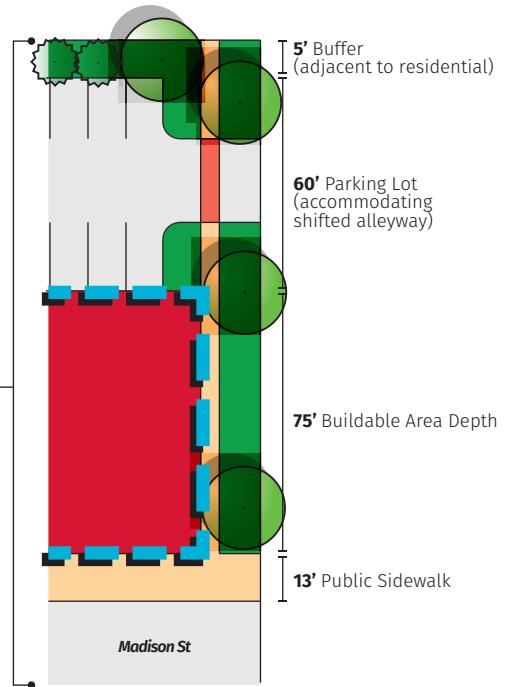
## Alley “Shifting” Scenario



**Existing** alley configuration with cul de sac.



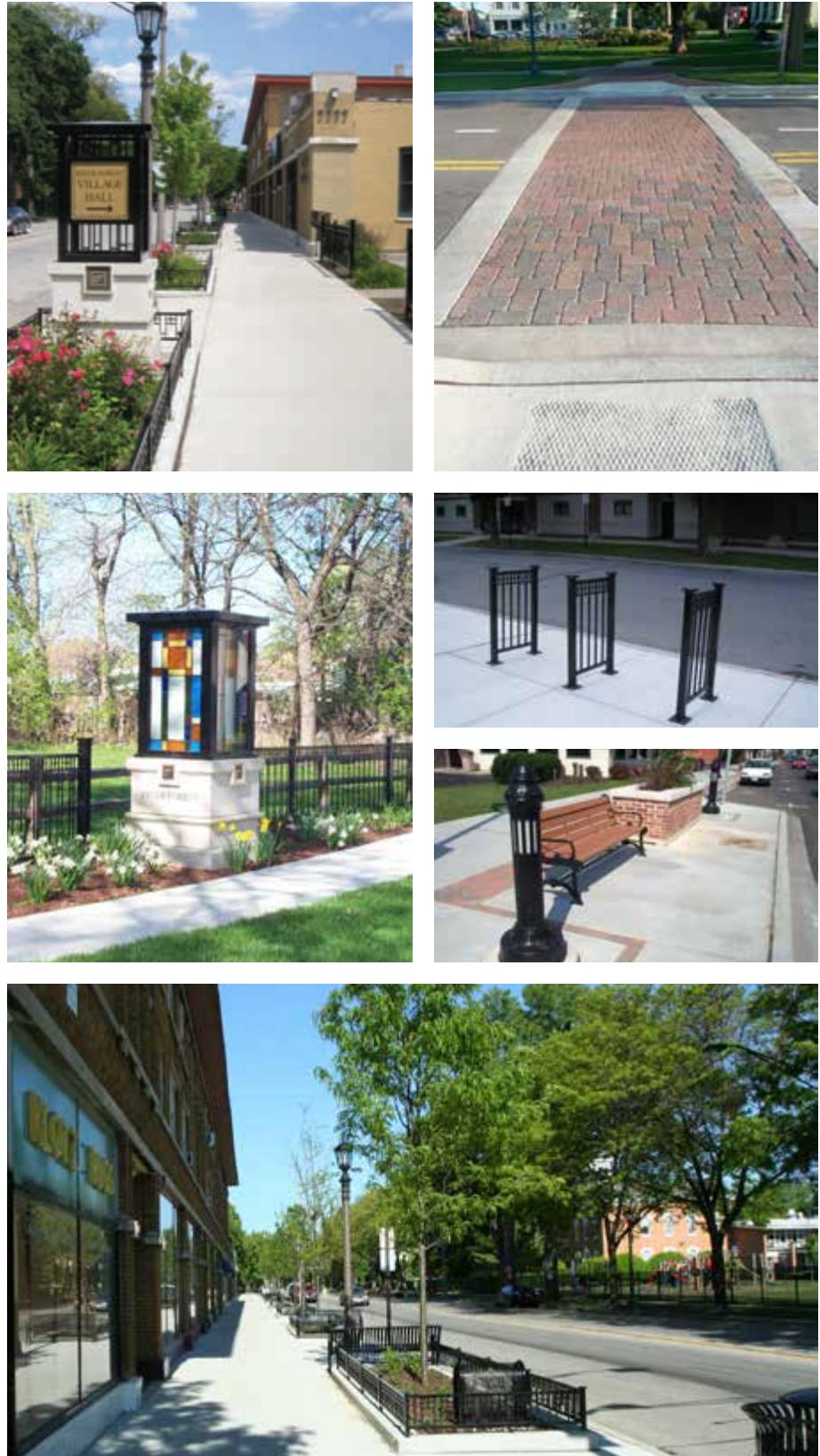
**Shifted** alley configuration with cul de sac.



## Streetscaping

The Village has designed and implemented a very attractive streetscape improvement program along the Lake Street Corridor. The streetscape improvements include street trees, planters, street furniture, bicycle racks, gateway features, wayfinding signage, decorative fencing, and more. The streetscape improvements provide a distinct enhancement to the corridor that make it unique to River Forest, distinguishing the corridor from surrounding communities. The gateway elements welcome visitors as they enter the Village and wayfinding signage helps visitors find their destination and key points of interest in the community.

The Village should implement the same streetscape enhancement program in all of its commercial areas in order to establish a unique and defining aesthetic for River Forest. Although the level of application will likely differ in different commercial areas due to opportunity for placement, roadway jurisdiction, and funding availability, the Village should nevertheless strive for the same streetscape aesthetic, as appropriate and achievable, in all commercial areas and along all perimeter corridors. The location and application of key streetscape elements is provided in the individual corridor plans later in this chapter.



## Commercial Zoning & Development Regulations

It has been decades since the Village's zoning ordinance has undergone a comprehensive assessment and rewrite. While some residential standards and sign code elements have been amended over the past 20 years, the commercial districts have gone largely unchanged, both in terms of the uses permitted and the standards that regulate the height, size, setbacks, density, parking, and overall character of development. Based on an assessment of the commercial/mixed-use development proposed and approved over the past 20 years in River Forest, there appears to be a need to update the zoning ordinance. A revised/updated zoning ordinance should better reflect the desired character for the different commercial areas, provide greater certainty for residents and property owners, better reflect contemporary development practices, and provide better guidance for the Village's planned development approval process.

Given the fact that each commercial/mixed-use corridor/area has existing buildings taller than the maximum commercial height currently permitted and given that the maximum height of adjacent residential areas is sometimes taller than height permitted in the commercial district, at a minimum, the maximum building heights of each district should be assessed.

Given high quality, contextual design, and an adequately sized and located site, it is reasonable to assume a 4-story mixed-use development could be appropriate along Madison Street, a 5-story development along Harlem and North Avenues, and a 6-story development in the Village Center Area. Assuming a 12' first floor, 10' upper floors, and a 5' parapet, and given the number of floors as indicated above, consideration should be given to possibly amending the zoning ordinance to reflect the table below:

Variables such as ceiling height of ground floor commercial space, ceiling height of upper floor office or residential, internalized structured parking, and proposed architecture will significantly impact building height. However, if new height and development standards are set, the Village should strictly adhere to the standards, only deviating in rare and truly compelling situations.

### Possible Building Height Considerations

| Commercial Area               | Potential New Max. Stories/Bldg Height | Existing Max. Height |
|-------------------------------|--|----------------------|
| Madison Street                | 4 stories/50 ft                        | 30 ft                |
| North Avenue                  | 5 stories/60 ft                        | 50 ft                |
| Harlem Avenue                 | 5 stories/60 ft                        | 30 ft                |
| Lake Street (east of Lathrop) | 6 stories/70 ft                        | 50 ft                |
| Village Center Area           | 6 stories/70 ft                        | 50 ft                |

NOTE: Context is a key consideration to the height of new development. Larger/deeper development sites may be able to more appropriately accommodate building heights greater than the heights indicated on the table above.





## Parking

Parking will remain an important element of the urban development pattern in the commercial areas. Both automobile and bicycle parking impact the overall character of the commercial areas and both should be adequately accommodated and provided for. Commercial areas must accommodate the automobile while at the same time providing a safe and attractive pedestrian and bicycle environment. Buildings should be situated and located to be the primary feature of a commercial development, rather than prominent parking areas. Parking areas should be seen as places of human activity not just a place to store automobiles; and, as a result be attractive and even inviting spaces. The Village should monitor mobility and parking trends over time, including ride sharing, autonomous vehicles, electric vehicles, and more, and adjust parking standards accordingly to best accommodate the needs of the Village.

**BICYCLE PARKING.** All commercial areas should provide a sufficient number of well-designed and appropriately located bicycle racks in order to accommodate and support cyclists and bicycle traffic generated by residents, shoppers, employees, and visitors. Use of bicycle racks should be monitored on a regular basis to ensure an appropriate number is being provided.

**LOCATION AND LANDSCAPING.** In general, parking areas should be provided at the sides or rear of new development where possible, and large lots adjacent to areas of high pedestrian activity should be avoided. A combination of perimeter landscaping, low masonry walls, and/or decorative wrought iron fencing can be used to effectively screen surface parking lots along public sidewalks. Parking areas of significant size should also be improved with interior landscaped islands, ground cover, shade trees, and other landscape elements.





**SHARED PARKING.** In order to reduce the percent of land area devoted to surface parking, the Village should encourage shared parking arrangements wherever possible. Neighboring businesses with differing peak demand times for parking or businesses with a low volume of customers are best suited to enter into a shared parking agreement. This can reduce the number of access points along a corridor and can create opportunities for additional green space or development.

**PUBLIC PARKING.** As noted earlier in this section, in the Village Center Area, the Village should provide public parking to better accommodate business owners, employees, customers, and commuters. The Village should also assess the current parking requirements in the zoning ordinance and amend standards as appropriate. The Village should also provide bicycle racks in the Village Center Area, appropriately located in the right-of-way or as part of public parking lots.

**PERMEABLE SURFACE AND GREEN INFRASTRUCTURE.** Whenever possible, commercial parking lots should utilize appropriate permeable surface materials and green infrastructure and stormwater management practices, like permeable pavers, bioswales, rain gardens, and depressed vegetated areas. With parking areas accounting for a high percentage of the commercial areas' impervious surfaces, permeable surfaces and green infrastructure can significantly reduce stormwater runoff, thus decreasing the burden on the Village's combined storm/sewer system.





## Commercial Design Guidelines

Although the Village does not have an established set of design and development guidelines, every development in the Village should be held to a high standard of design quality to ensure attractive commercial areas that reflect the desired character and sense of place for River Forest. The Village's residential neighborhoods are known for their rich and beautiful architecture and community defining character and charm. Commercial development should follow suit, in that commercial buildings should strengthen the architectural and visual appeal of the community. Consideration of the following should be applied to all commercial development in the Village.

**ARCHITECTURE AND DESIGN.** Commercial buildings will reflect a detailed and high-quality design vernacular that provides visual interest and appeal when viewed from all sides.

**BUILDING MATERIALS.** High quality building materials will be used to ensure building values remain high over time and that the building's appearance "ages" well.

**SUSTAINABILITY.** Sustainable best practices should be followed in building demolition, construction, design, and material selection.

**BUILDING ORIENTATION.** The entrance and overall orientation of commercial buildings should be oriented toward the primary street on which they are located.

**PEDESTRIAN ORIENTATION.** All commercial development must provide an engaging, attractive, and safe pedestrian and bicycle-friendly environment.

### PEDESTRIAN AND BICYCLE CONNECTIVITY.

In addition to accommodating the automobile, all commercial development must provide efficient, safe, and convenient access and mobility with strong connectivity to the Village's sidewalk network and appropriate pedestrian and bicycle amenities on-site.

**SCREENING AND BUFFERING.** All commercial development and activity should be buffered and screened, to the extent possible and appropriate, from all adjacent residential areas. This can be challenging due to the adjacency of residential and commercial areas and the shallow lot depth and small lot size of several commercial properties.

### LANDSCAPING AND SITE AMENITIES.

On-site landscaping should include foundation, parking lot perimeter, parking lot interior, and other landscape areas designed and installed to provide year-round beauty and appeal.



**ACCESS AND CIRCULATION.** Commercial sites must provide well designed and safe access and circulation to ensure efficient traffic movement of cars, pedestrians, and cyclists both on-site and off-site. The number of curb cuts along major corridors should be kept to a minimum.

**AUTOMOBILE PARKING.** Adequate parking for commercial uses must be provided to ensure parking demand does not spill over into adjacent residential areas, with all commercial parking being attractively landscaped and easily accessed.

**BICYCLE PARKING.** Commercial sites should provide an adequate number of well designed and located bicycle racks on site.

**LIGHTING.** Commercial lighting, whether building mounted or freestanding, shall be provided via fixtures appropriate to the design of the building and site, and in a manner that minimizes spillover lighting, glare, and illumination of adjacent residential areas.

## Partnerships and Focused Economic Development Efforts

The Village should continue to work with local economic development partners, including the Oak Park-River Forest Chamber of Commerce, to attract, retain and expand business success in the River Forest area. The Village should also fully leverage the River Forest Economic Development Commission (EDC) as part of its focused effort to attract desirable business and new development to the Village.

As part of the effort by the EDC, the Village should continue to identify opportunities in the Village, seek out potential “partners” who might be interested in River Forest development, and provide information and support in a manner that continues to make the Village a business-friendly community. The Village should utilize the expertise of the EDC to develop and implement a strategic marketing and recruitment plan for targeted business areas of the Village, as well as develop strategies to reduce the cost of doing

business in River Forest and enhance the Village’s position within the competitive landscape.

## Business Districts

In 2015 the Village established two business districts along Lake Street as a tool to assist with economic development efforts. The business districts were created to improve economic conditions in the area, encourage private investment, address blighted conditions, and attract business and commercial growth. The business districts essentially cover the area along the south side of Lake Street between Lathrop Avenue and Park Avenue - East Lake Street Business District No. 1 (Lathrop to Ashland) and West Lake Street Business District No. 2 (Ashland to Park).





## 6Corridor Framework Plans

The Village's primary corridors present a tremendous opportunity for the Village to improve its tax base, improve the overall appearance and image of the community, and create a more attractive and viable commercial/multi-family residential/mixed-use environment. With limited commercial areas available for development, the Village must prioritize commercial development along its corridors, including the possible expansion of commercial areas into adjacent residential areas to accommodate desirable development.

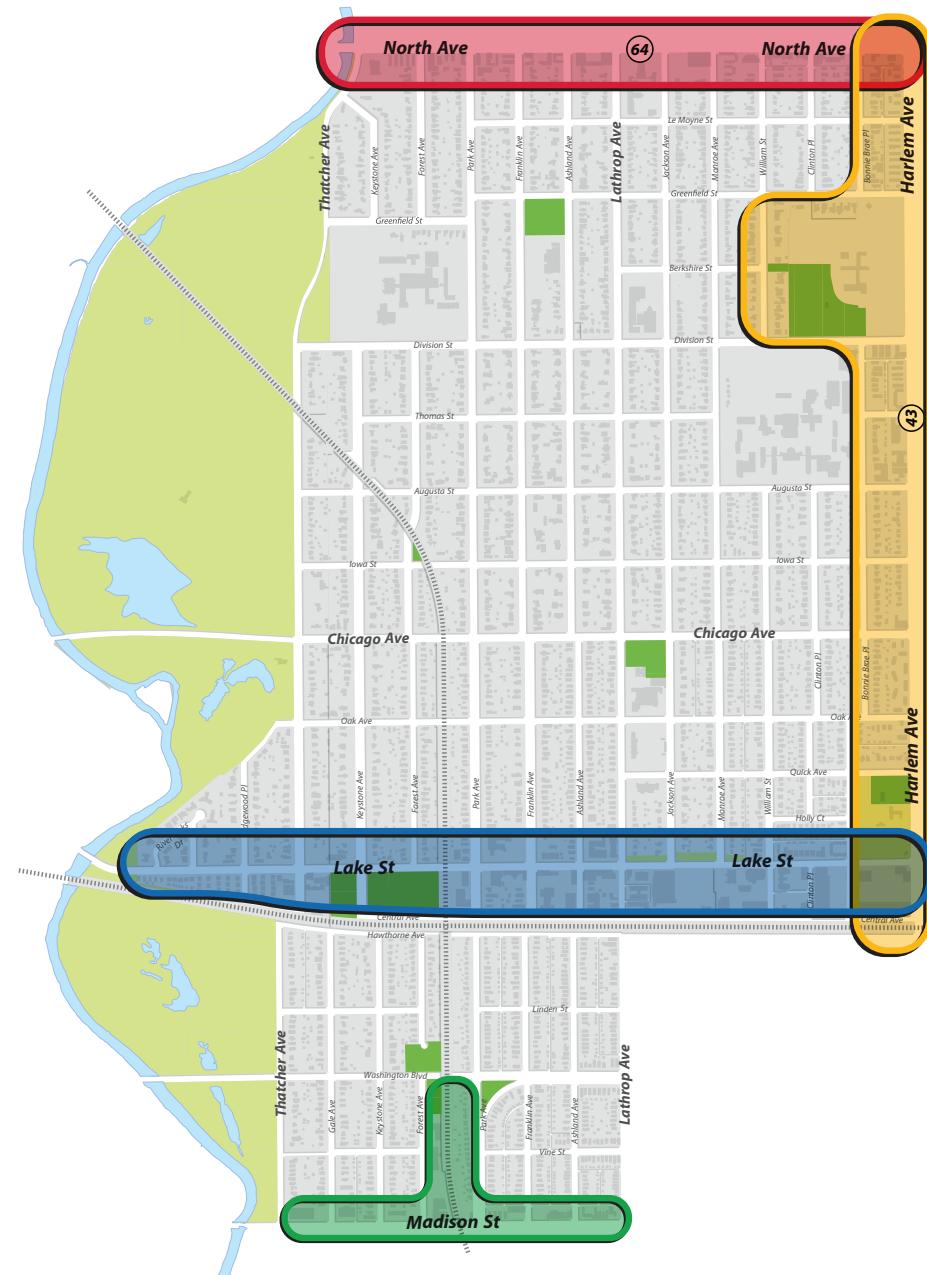
The Village will need to work creatively and cooperatively with residents, property owners and developers to realize desirable and viable redevelopment. Many uses along the corridor will remain, but other properties are candidates for redevelopment. To overcome challenges of small lot size and shallow lot depth, parcel assembly, commercial area expansion, cul-de-sacs, and other approaches may need to be considered on a case-by-case basis. As creative solutions to economic development are considered, the overall character of the area and the impact on the adjacent residential areas must be considered to ensure the overall integrity of adjacent neighborhoods.

The corridor framework plans seek to enhance the economic vitality and strength of the corridors as the Village's primary economic development opportunity and as key areas for a variety of residential dwelling types to meet the needs of current and future residents. The framework plans seek to ensure that the corridors are attractive, pedestrian and bicycle friendly, well designed, reflective of the desired character of the Village, and accommodate the necessary mix of uses, including commercial and residential.

The framework plans address land use, development/redevelopment, urban design, transportation, parking, and more. The corridor plans reflect the goals and objectives from various chapters throughout the comprehensive plan are intended to be used together with other plan components to guide and inform public and private sector decision-making.

## Coordination with Adjacent Communities

Three of River Forest's primary corridors are located on its perimeter and are shared by adjacent communities. To the extent possible, River Forest should coordinate with Elmwood Park, Oak Park, and Forest Park on initiatives to improve the appearance, functionality, economic vibrancy, and overall success of the North Avenue, Harlem Avenue, and Madison Street corridors.



## **Madison Street Corridor**

Madison Street serves as the southern boundary of River Forest, extending from Lathrop Avenue on the east to the Des Plaines River on the west. The south side of the corridor is in the Village of Forest Park and is developed with a variety of commercial and institutional uses, including a cemetery.

The Madison Street Corridor is characterized by a mix of retail, rental and owner-occupied multi-family residential, service uses, and institutional/civic uses. Properties along the corridor have a relatively shallow lot depth and are bordered to the north by established residential neighborhoods. Madison Street has recently been improved with landscaped medians, streetscaping elements, parking and travel lane reconfiguration, and bump-outs at key locations. A TIF District has also recently been established for the Madison Street area and could serve as a powerful mechanism to foster and support economic development and improvement along the corridor.

The focus for the Madison Street Corridor is to promote economic development and accommodate the redevelopment and improvement of key properties along the corridor. Through appropriate redevelopment, the corridor can increase its economic strength and overall contribution to the Village's tax base, improve its overall image and appearance to better reflect the desired character of the Village, and provide a more desirable and viable mix of commercial and residential uses to meet the needs of the community.

## **Thatcher to Gale**

The River Forest Community Center is anticipated to remain. Given the desire for additional high-quality recreational facilities to meet the needs of the community, it is reasonable to plan for the possible expansion and/or improvement of this facility over time. Although currently under the jurisdiction of the River Forest Township, a cooperative arrangement with the Township, Park District, and/or Village in the future could lead to an expanded facility.

## **Gale to Keystone**

The existing owner-occupied condominiums and townhomes are anticipated to remain.

## **Keystone to Forest**

The commercial designation is to remain for the block and the possible expansion of the commercial site should be considered given an appropriate and desirable development proposal.

## Forest to Park

The area between Forest Avenue and the railroad, as it extends north to Washington Boulevard, is improved with a variety of uses, including multi-family, the public works facility, a medical office, and a park.

- 1.** The existing townhome development fronting Madison Street is new and is anticipated to remain.
- 2.** The public works facility should be considered for relocation and the site redeveloped, provided an appropriate location for the public works facility could be identified and the facility moved. Redevelopment of the property could accommodate a variety of residential or public uses, with townhomes/multi-family likely being the most appropriate.
- 3.** The office use north of the public works facility is an anomaly as it is a commercial use in the middle of a neighborhood and not fronting a major corridor. The office use is anticipated to remain but if it vacates the property, the building is a prime candidate for adaptive reuse for office, institutional, or residential use. If the building is removed, redevelopment should be for institutional or residential use.

**4.** The Washington Commons Park on Washington is anticipated to remain. Should the office building to the south become available, use of the site and/or building by the Park District could accommodate an expanded recreational facility.

**5.** The townhome development on the east side of the railroad tracks is anticipated to remain.

## Park to Franklin

The existing apartment buildings offer relatively affordable housing and will likely remain. Any redevelopment should consider multi-family uses as a component. The existing commercial strip center should be enhanced with façade, signage, and landscaping improvements (including landscaping along the sidewalk) or redeveloped. Possible expansion of commercial and multi-family areas for commercial development should be considered given an appropriate and desirable development proposal.

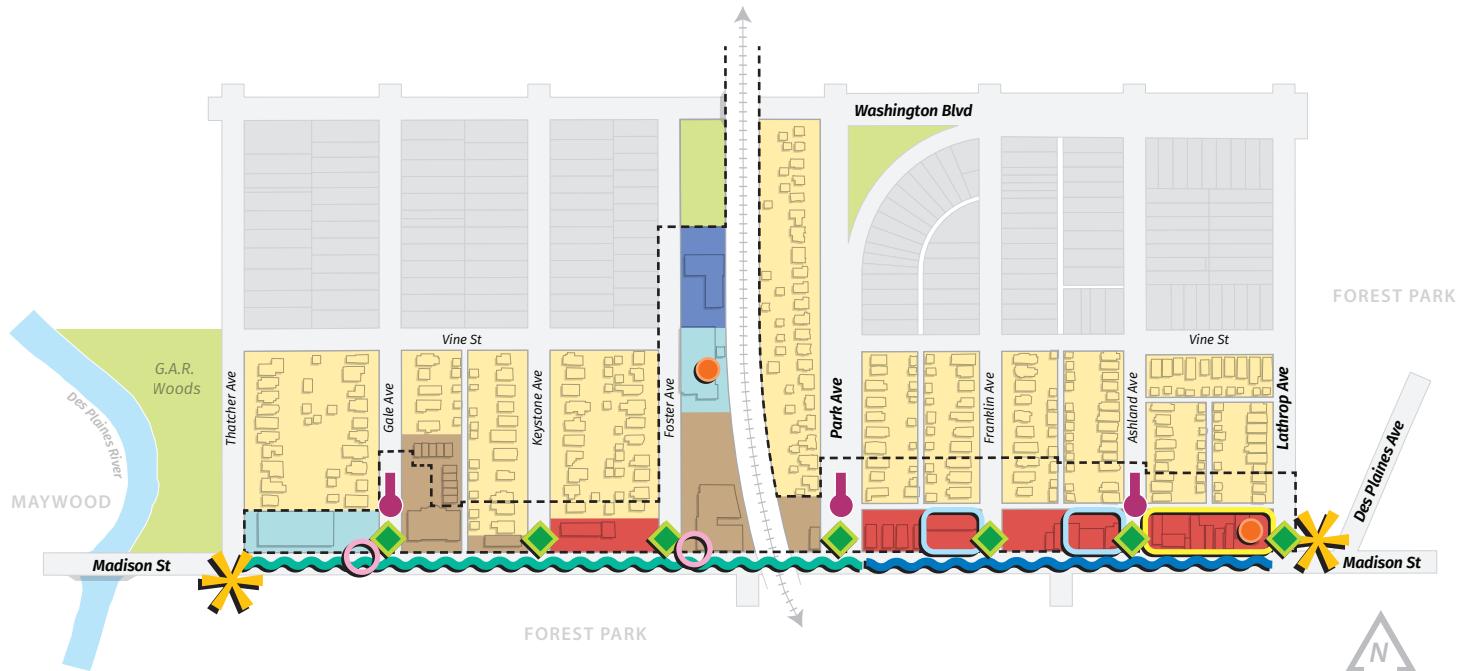
## Franklin to Ashland

This block contains several one-story buildings with retail, office and service uses. Limited redevelopment potential exists, and any redevelopment would likely require parcel assembly and expansion of the commercial area should be considered.

## Ashland to Lathrop

This block serves as a gateway into River Forest is a prime candidate for redevelopment. Several sites, including the former Lutheran Family Services properties, are likely and desirable candidates for redevelopment. The automotive repair use at the corner of Lathrop, although a successful business, is in need of enhancement – façade and signage improvements, and outdoor storage screening and landscaping. The sight is an appropriate candidate for possible relocation and redevelopment. Possible expansion of the commercial areas for commercial development should be considered given an appropriate and desirable development proposal.

# Madison Street Corridor Framework Plan



## Land Use & Development

- Commercial/Retail/Mixed-Use
- Office/Multi-Family Residential/Public
- Public/Semi-Public
- Multi-Family Residential
- Single-Family Residential
- Park/Forest Preserve
- Existing TIF District

## Transportation & Urban Design

- Primary Redevelopment Opportunity
- Secondary Redevelopment/Improvement Opportunity
- Maintain Streetwall with Buildings
- Maintain Streetwall with Combination of Buildings, Perimeter Fencing, and Landscaping
- Gateway Feature
- Wayfinding Signage
- Pedestrian Crossing Enhancement
- Potential Cul-de-sac
- Relocation Candidate

## North Avenue Corridor

North Avenue runs the length of River Forest's northern border, between Harlem Avenue on the east and the Des Plaines River on the west. It adjoins the community of Elmwood Park to the north. North Avenue is a heavily trafficked Strategic Regional Arterial (SRA) under IDOT jurisdiction and experiences an average of 35,000 vehicles trips per day making it the most heavily trafficked corridor in River Forest.

The North Avenue Corridor is characterized by a mix of retail, office, rental and owner-occupied multi-family residential, service uses, and institutional uses. Properties along the corridor vary considerably in terms of lot depth (115'-235' deep) and lot size, providing a range of development patterns and challenges along the corridor. Fronting properties directly abut single-family or multi-family residential to the south, with the exception of the three eastern most blocks which are separated from adjacent residential by a public alley that runs behind the commercial properties.

A TIF District has recently been established for the North Avenue corridor, which will be helpful in funding improvements to the area. A gateway feature like those on Lake Street is located on the southeast corner of Thatcher and North Avenue, but no other streetscape enhancements consistent with the Lake Street menu of improvements has been installed. North Avenue traffic volume and speed can create challenges for safe and efficient site access and intersection movements.

Generally, the eastern half of the corridor is developed with commercial use and the western half of the corridor has several blocks of existing residential uses fronting the roadway. The focus for the North Avenue Corridor is to promote economic development, accommodate the redevelopment and improvement of key properties, strengthen and improve the residential blocks, and improve the overall appearance and character of the corridor.

## Harlem to William

The properties fronting North Avenue in this three-block area have the shallowest commercial lots in the Village at just 115' deep. This is a significant challenge that inhibits the range of viable uses in this area. Unless this area undergoes lot consolidation and/or expansion south of the alley, which could be desirable depending on the proposal, major redevelopment is unlikely. Small retail, restaurant, and service uses are appropriate and the focus should be on appearance, character, parking, circulation, and overall safety of the area.

## William to Monroe

This block is home to Keystone Montessori at the William corner and a 4-story mixed-use development at the Monroe corner. Efforts should be made to relocate Keystone Montessori to a more appropriate location within the Village or surrounding communities and the site developed for commercial use, taking advantage of the prime North Avenue location. The mixed-use building to the west will likely remain, but if redeveloped, retail/commercial on the ground floor should be the priority, with residential units on the upper floors.

## Monroe to Jackson

This block is a prime retail location and the existing food store is anticipated to remain. If the site is redeveloped, priority should be on large-scale retail with possible office or residential uses on the upper floors, with consideration given to possible commercial area expansion.

## Jackson to Lathrop

This block includes Saint Vincent church and school. Saint Vincent contributes significantly to the Village's and North Avenue Corridor's character, image, and architectural integrity. Saint Vincent is a strong asset to the community and corridor and will remain.

## Lathrop to Ashland

This block is designated for commercial/retail/mixed-use. This block includes the Loyola Center for Health and a commercial use on the Lathrop corner. Any future use or redevelopment on the block should prioritize retail uses but could also accommodate a commercial/mixed-use development.

## Ashland to Thatcher

These blocks are primarily developed with multi-family residential uses. Residential uses vary in size and type of dwelling and include both rental and owner-occupied units. This four-block area significantly contributes to the diversity of housing availability in the Village, including some of the Village's more affordable units. This area should remain predominantly residential and continue to provide a range of housing options. If redevelopment occurs, the area should be reinforced as a mixed-residential area, with consideration also given to appropriate and desirable commercial development.

The existing town-home buildings on the east half of the block between Forest and Thatcher are inconsistent with the character of the Village, largely due to the design of the buildings as well as the congestion of parking along North Avenue. An improved parking configuration should be explored to improve the safety and appearance of the area.

Commercial uses exist on the southeast corner of Park Avenue and North Avenue and on the southeast corner of Thatcher Avenue and North Avenue. The CVS development on the corner of Thatcher Avenue and North Avenue should serve as an example for use of quality building materials, commercial area expansion, and use of landscaping and buffering to screen commercial activity from adjacent residential neighborhoods. If the existing commercial uses at Park Avenue are to remain, the quality and appearance of the buildings and grounds must be maintained. If redevelopment occurs, quality commercial, mixed-use, or multi-family residential should be considered.

# North Avenue Corridor West Framework Plan



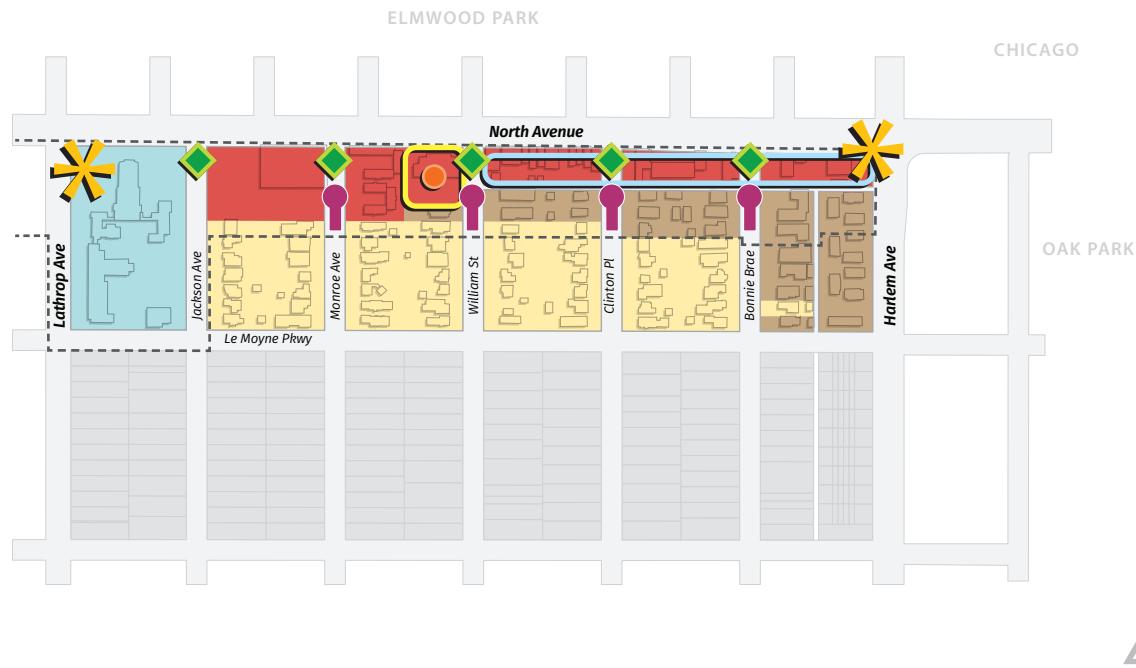
## Land Use & Development

- Commercial/Retail/Mixed-Use
- Multi-Family/Commercial
- Single-Family Residential
- Public/Semi-Public
- Medical
- Forest Preserve/Open Space
- Existing TIF District

## Transportation & Urban Design

- Secondary Redevelopment/Improvement Opportunity
- Gateway Feature
- Wayfinding Signage
- Pedestrian Crossing Enhancement
- Potential Cul-de-sac
- Parking Reconfiguration

# North Avenue Corridor East Framework Plan



## Land Use & Development

- Commercial/Retail/Mixed-Use
- Multi-Family Residential
- Single-Family Residential
- Public/Semi-Public
- Existing TIF District

## Transportation & Urban Design

- Primary Redevelopment Opportunity
- Secondary Redevelopment/Improvement Opportunity
- Gateway Feature
- Pedestrian Crossing Enhancement
- Potential Cul-de-sac
- Relocations Candidate

## Lake Street Corridor

Lake Street runs east/west through the Village from Harlem Avenue on the east to the Des Plaines River on the west. Lake Street provides direct access to Downtown Oak Park across Harlem Avenue and Maywood to the west across the Des Plaines River. In addition to containing the Village's primary "large-scale" shopping/retail areas, it also includes the Village Center Area, a mixed-use, pedestrian-oriented area at the heart of the Village; the Park District's largest park, Keystone Park; and the River Forest Metra Station.

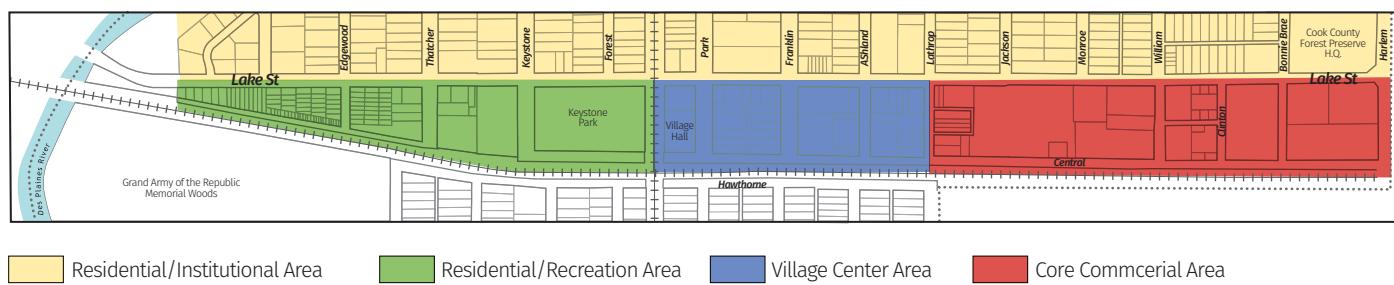
The Lake Street Corridor is essentially a one-sided commercial corridor, with residential and institutional uses on the north side of the street and commercial, retail, mixed-use, public, park, and residential development on the south side of the street. The corridor framework plan focuses primarily on the area between Lake Street and Central Avenue and breaks the area into "functional subareas" as the corridor's characteristics vary considerably from one end of the corridor to the other. The functional subareas include Commercial Core Area, Village Center Area, and the Residential/Recreation Area.

Properties along the corridor vary greatly in size and depth, with the eastern portion of the corridor containing the Village's largest commercial properties and the Village Center Area and western portions of the corridor containing smaller commercial properties more reflective of other Village corridors. Lake Street has been improved with a comprehensive

streetscape enhancement treatment that should serve as a template for the other corridors in the Village.

The focus for the Lake Street Corridor is to increase its economic strength and overall contribution to the Village's tax base, improve its overall sense of place, image and appearance to better reflect the desired character of the Village, and provide a more desirable and viable mix of commercial and residential uses to meet the needs of the community. In addressing each of these components, it is important to recognize the distinct character of each of the different functional subareas.

### Fuctional Subareas



## Harlem to Lathrop (Core Commercial Area)

The Core Commercial Area between Harlem Avenue and just east of Lathrop Avenue represents the most significant and intense commercial area of the Village. The Town Center shopping center and Jewel/Osco are two of the Village's most successful commercial developments. Going forward, this area must continue to be prioritized as an intensely developed retail/mixed commercial district.

**TOWN CENTER SHOPPING CENTER.** The center's mix of uses may change over time, but the over character as a retail center should be maintained. New development/redevelopment of the center should take place as needed to accommodate the needs of existing and future tenants and to maintain the center's desirability as a retail destination. In the future, multi-story mixed-use development (possibly including residential on the upper floors), should be considered. The center must maintain and enhance its pedestrian orientation and overall appearance and sense of place.

**CLINTON TO WILLIAM.** This block should remain multi-family. If the post office site is redeveloped, it should be for multi-family residential.

**MEDICAL CAMPUS.** The area east of William is improved with the West Suburban Medical Center and the Kirk Eye Center. These uses create an attractive medical campus on Lake Street that should remain.

**JEWEL/OSCO.** The food store (and the outlet uses) will remain and continue to serve as a key commercial retail use in the Village.

## Lathrop to Railroad (Village Center Area)

This area along Lake Street is referred to as the Village Center Area, and is intended to be a charming, pedestrian-oriented, retail/mixed-use environment that serves in some ways as the symbolic heart of the Village. Retail/commercial/mixed-use buildings are to be located along Lake Street at or near the sidewalk, with multi-story multi-family development located along Central Avenue and the southern portions of the blocks. Parking is limited in the area and on-street parking is maximized to support area businesses. The Village should further augment area parking by providing public parking lots in appropriate locations in the areas between the Lake Street fronting businesses and the multi-family development to the south. Bicycle racks should be installed at key locations to accommodate cyclists and promote a bike-friendly environment.

Redevelopment in the 5-6 story range is appropriate and should be targeted for key sites, such as the southeast corner of Lake Street and Park Avenue and other sites that may become available. Parcel assembly is likely needed to accommodate significant development. For new buildings fronting Lake Street, portions of the building above the third or fourth floor should be set back from the lower floor frontage to create a more pedestrian scale for the area. Any new development must also take into consideration the architectural and historic value of existing buildings and strong consideration should be given to adaptive reuse where possible and appropriate.

The Village Hall, Police, and Fire facility on the west side of Park will remain and no expansion plans are anticipated.

## Railroad to Des Plaines River (Residential and Recreation Area)

**KEystone PARK.** This section of Lake Street shifts away from a commercial/mixed-use focus and instead is characterized by residential and park/recreation uses. Little is anticipated to significantly change in this area. Keystone Park, both east and west of Keystone Avenue is the Village's most significant public park. Owned and operated by the River Forest Park District, this park provides tennis, platform tennis, soccer fields, baseball/softball fields, a playground, administrative office, sledding hill, and more. The park is also host to several community festivals and events. The park should continue to be utilized and programmed in an appropriate manner that best serves River Forest residents.

**MIXED RESIDENTIAL.** The residential area west of Thatcher Avenue contains a mix of single-family attached and detached structures. This area provides relatively affordable housing for the Village and the multi-family residential designation should remain. Parking, circulation, and overall maintenance of the area should be the focus going forward. Any new development in the area should be single-family attached or multi-family.

## LAKE AND THATCHER COMMERCIAL.

This small pocket of commercial should remain a neighborhood node/small scale commercial area. Small office and convenience retail and service is appropriate, and any new development should be similar in scale. Upper floor residential would also be appropriate provided parking could be accommodated.

**METRA STATION.** Station access and safety needs improving. Clearly marked pedestrian crosswalk need to be provided along Hawthorne Avenue and the overall condition of the platform, staircases, and tunnel are in need of improvement.

# Lake Street Corridor West Framework Plan



## Land Use & Development

- Mixed Residential
- Multi-Family Residential
- Commercial/Office/Mixed-Use
- Parks
- Forest Preserve/Open Space
- Railroad

## Transportation & Urban Design

- Secondary Redevelopment/Improvement Opportunity
- Residential Infill/Improvement Area
- Potential Future Parking Deck
- Public Art/Mural Opportunity
- Improve Railroad Bridge Appearance

- Viaduct Improvement
- Pedestrian Crossing Enhancement
- Gateway Feature

# Lake Street Corridor Village Center Framework Plan



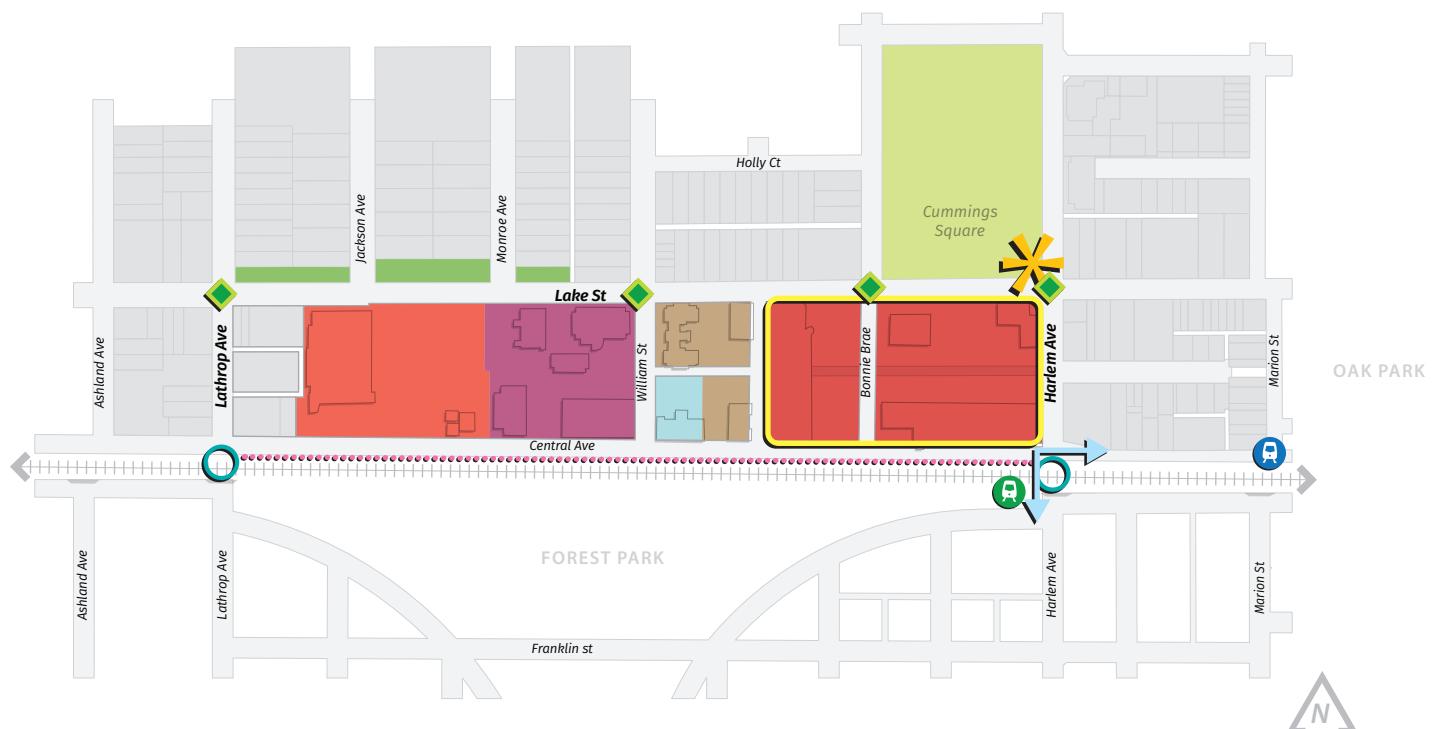
## Land Use & Development

- Public/Semi-Public
- Commercial/Mixed-Use
- Mixed-Residential/Commercial/Office
- Parks
- 2015 Business District Boundary

## Transportation & Urban Design

- Primary Redevelopment Opportunity
- Secondary Redevelopment/Improvement Opportunity
- Public Art/Mural Opportunity
- Improve Railroad Bridge Appearance
- Viaduct Improvement
- Pedestrian Crossing Enhancement
- Minimize/Eliminate Curb Cuts
- Wayfinding Signage

# Lake Street Corridor East Framework Plan



## Land Use & Development

- Multi-Family Residential
- Medical
- Commercial/Retail/Mixed-Use
- Commercial
- Public/Semi-Public
- Parks
- Forest Preserve/Open Space

## Transportation & Urban Design

- Possible Mixed-Use (Including Residential)
- Gateway Feature
- Viaduct Improvement
- Public Art/Mural Opportunity
- Pedestrian Crossing Enhancement
- Improved Transit Access

## Harlem Avenue Corridor

Harlem Avenue is a heavily trafficked Strategic Regional Arterial (SRA) under IDOT jurisdiction. As it passes adjacent to River Forest, Harlem Avenue serves as the Village's 1.35-mile-long eastern edge, separating River Forest from neighboring Oak Park. Harlem Avenue carries 30,000+ vehicle trips per day.

With the exception of the Town Center shopping center south of Lake Street, commercial areas along the corridor are small and consist of neighborhood convenience type uses, such as gas stations, convenience stores, fast food, and a bank. On the other hand, the residential areas are quite large and consist of single-family detached homes, apartment and condominium buildings, townhomes, and a recently approved senior care facility. Public/Institutional uses also comprise a significant component of Harlem Avenue frontage with a portion of the Dominican University/Priory campus taking up a quarter-mile stretch just north of Division Street. Across Harlem Avenue to the west at Lake Street is Downtown Oak Park.

Redevelopment along the corridor is challenging due to the relatively small size of commercial properties and the extent of existing residential development fronting the corridor. Traffic improvements are also challenging to implement because of Harlem Avenue's strategic regional arterial (SRA) designation and the heavy traffic volumes and high speeds.

The focus of the corridor is to strengthen economic development by supporting appropriate redevelopment efforts and improvements, including commercial and residential development; continue to provide a balanced mix of uses and development types; improve the corridor as a mixed-residential area, including the importance of existing affordable residential units and developments; mitigate negative impacts of incompatible land use arrangement; and work to improve the appearance, safety, and character of the corridor.

## Central to Quick

These two blocks include the Town Center shopping center and the Cook County Forest Preserve headquarters and surrounding lands (including the Oak Park Tennis Center). The designated land uses remain, with improvement and redevelopment of Town Center occurring over time to continually position the center for success. The Forest Preserve property is anticipated to change little, but with additional cooperation with the Village and Park District, the park/open space may be better leveraged to meet the recreational needs of the community.

## Quick to Augusta

This four-block stretch of Harlem Avenue contains a variety of residential uses including single family, multi-family, and a senior care facility, and a few small commercial uses including a fast food restaurant with drive-thru, drive-up bank facility, gas station/convenience mart, and a meditation center. Any significant redevelopment along these blocks would likely involve the inclusion of residential property, and must therefore be very carefully considered. While significant commercial redevelopment and expansion is unlikely, multi-family development is a prime candidate for this location. Such development can serve as an appropriate transition from the traffic noise and activity of Harlem Avenue and the adjacent residential areas to the west and increase the variety of residential housing options for residents. Consideration of any redevelopment must consider the impact on adjacent neighbors, insist of high-quality design, demonstrate a substantial benefit to the greater River Forest Community, and take into consideration the safety of automobile, bicycle, and pedestrian traffic.

## Augusta to North Avenue

This area along Harlem Avenue is almost entirely multi-family residential and institution uses but does include two small commercial uses and two single-family dwellings. This section of Harlem is anticipated to change very little. The institutional uses, the Dominican Priory and the Temple Har Zion are expected to remain. The two corner commercial uses, a gas station and a convenience store, are adjacent to established multi-family residential development and redevelopment/expansion is unlikely. The remaining balance of the area is a variety of multi-family residential apartments, condominiums, and townhomes, and two single-family homes. If redevelopment were to occur, it should reflect the existing land use pattern.

# Harlem Avenue Corridor North Framework Plan



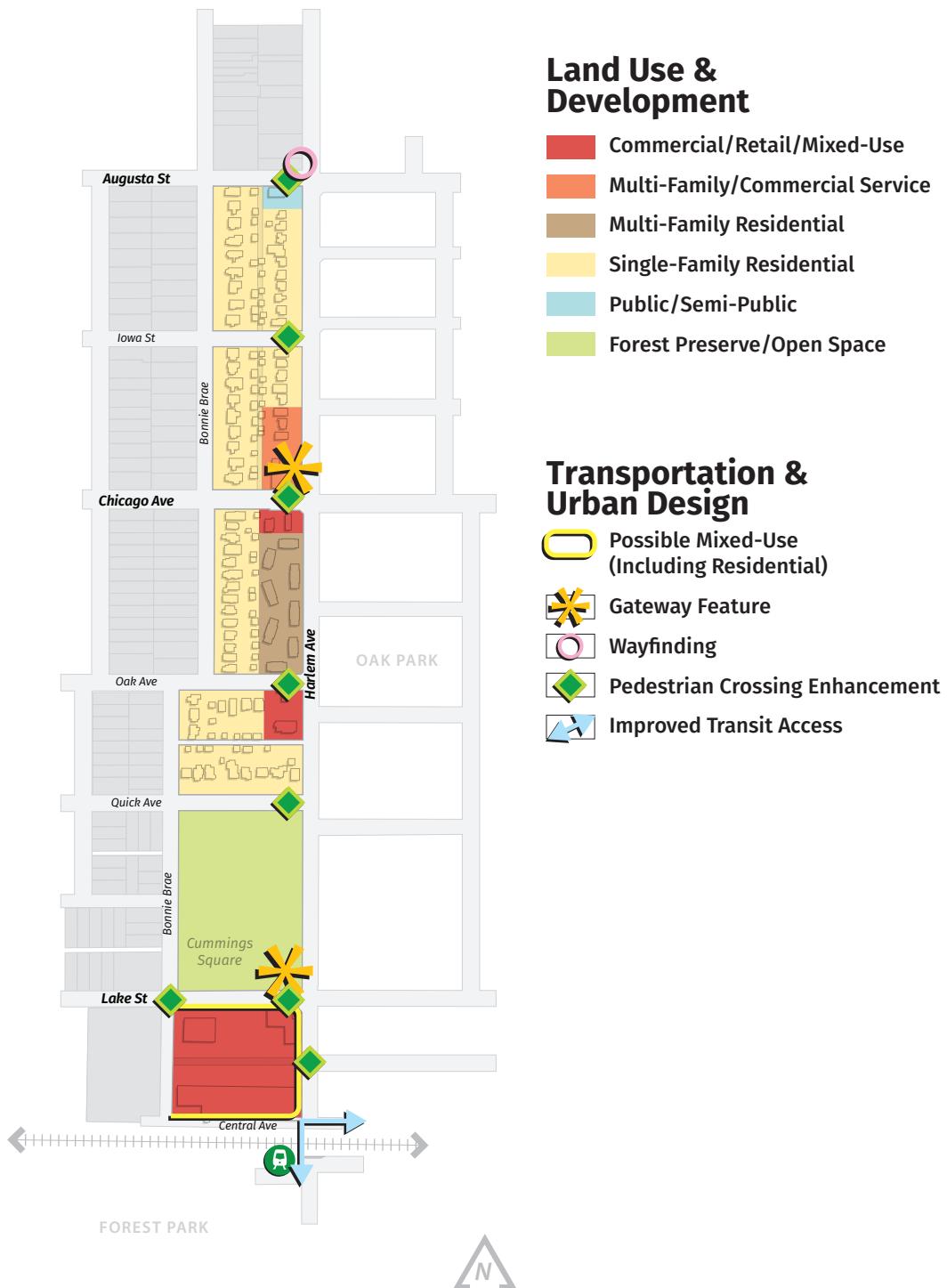
## Land Use & Development

- Commercial
- Multi-Family Residential
- Single-Family Residential
- Public/Semi-Public
- Parks
- Existing TIF District

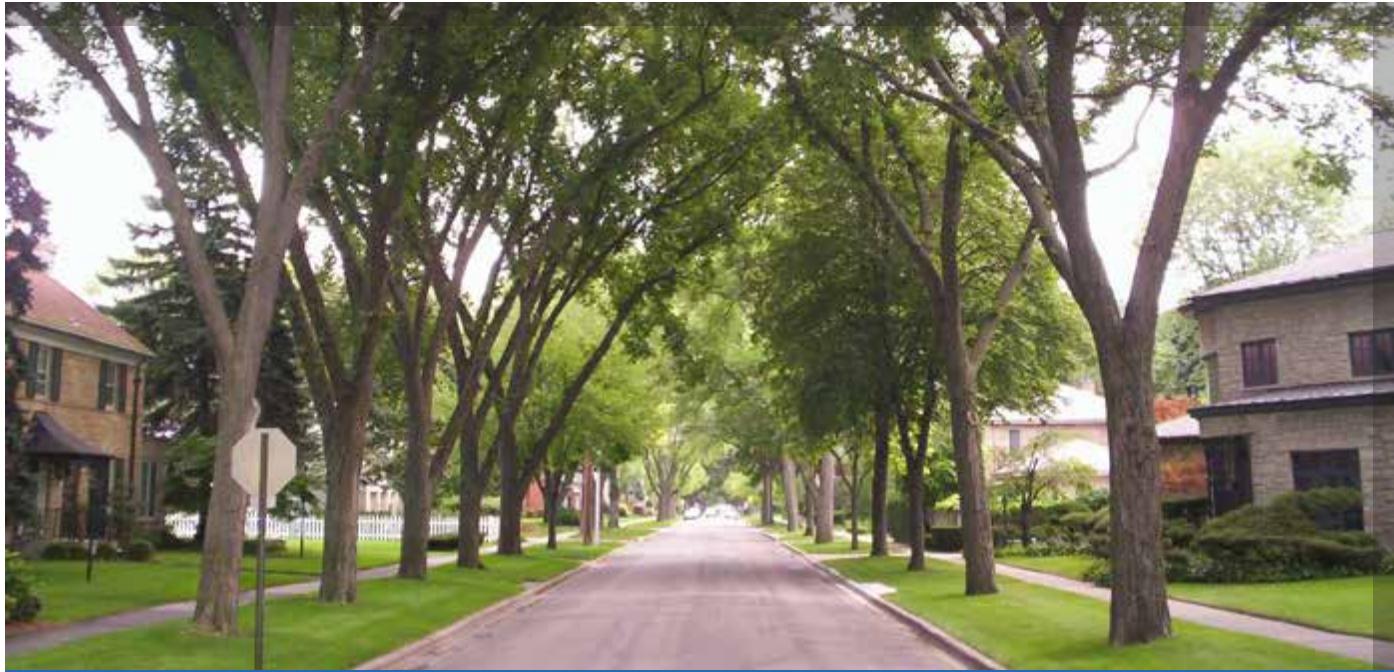
## Transportation & Urban Design

- Gateway Feature
- Wayfinding
- Pedestrian Crossing Enhancement

# Harlem Avenue Corridor South Framework Plan



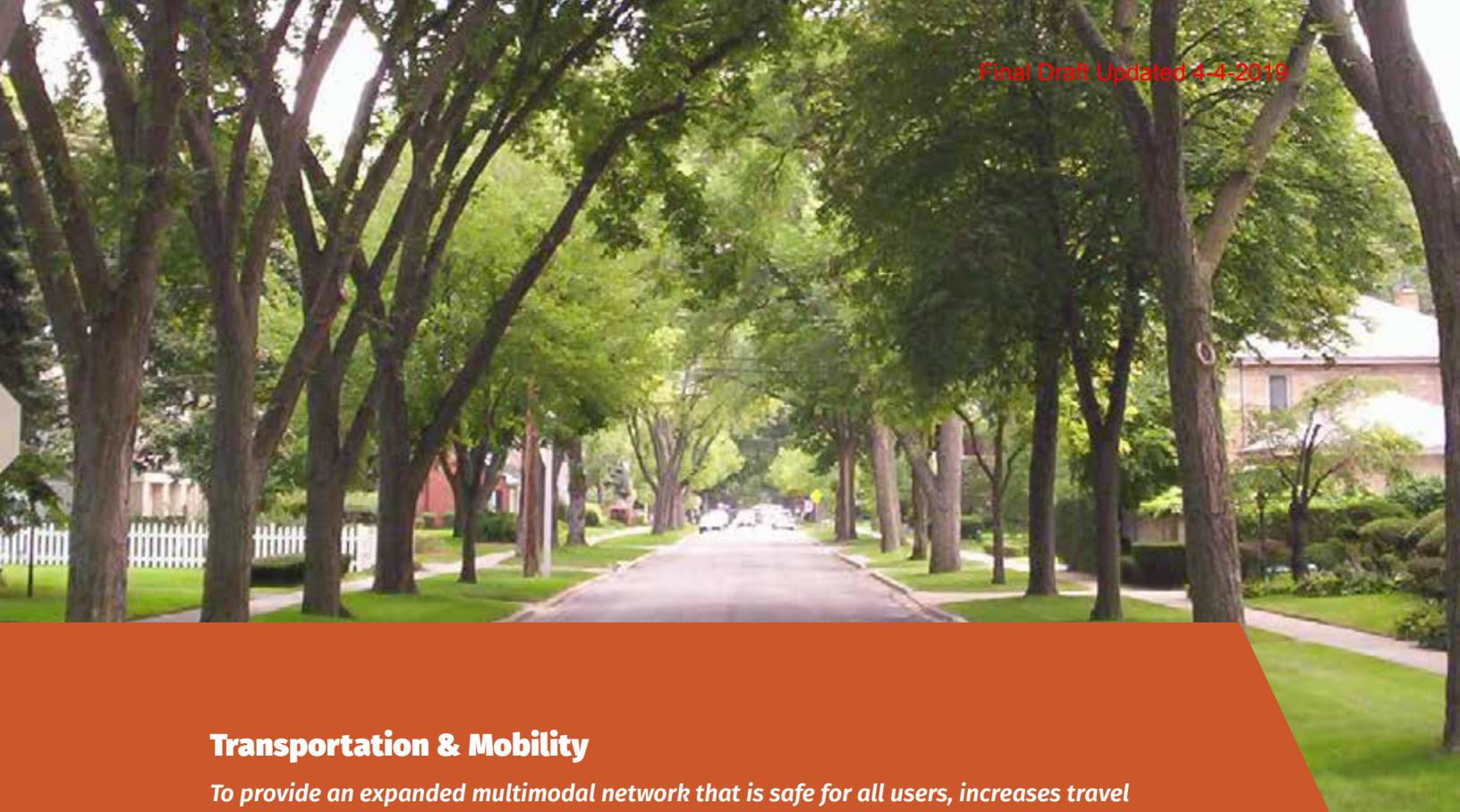




## 7 Transportation & Mobility

Transportation in River Forest is supported by a multimodal network of streets, transit services, and pedestrian infrastructure. These support mobility throughout the Village and connections to the larger region, a central component of what makes River Forest highly desirable. In the future, efforts to maintain and enhance transportation will further improve connectivity, supported by greater diversification of automobile alternatives.

The Village should strive to accommodate the needs of all users of the system by balancing efficient traffic flow with safe pedestrian movement, comfortable transit access, and a bicycle network that connects individuals to major destinations throughout the Village and region.



## Transportation & Mobility

***To provide an expanded multimodal network that is safe for all users, increases travel options, supports the Village's commercial corridors, protects the integrity of the residential neighborhoods, and embraces new and sustainable technologies.***

## Core Objectives

1. Develop and adopt a Complete Streets Policy.
2. Coordinate with IDOT to monitor roadway capacity and identify necessary improvement projects to ensure efficient traffic flow.
3. Improve uncontrolled intersections to ensure pedestrian and cyclist safety.
4. Continue to monitor parking to ensure existing infrastructure supports residential, commercial, and institutional users.
5. Encourage increased transit use and options in cooperation with all local transit service providers.
6. Develop and support a local bicycle network that connects with the transportation hubs, community facilities, and regional trails.
7. Implement and support sustainable alternative transportation options such as carsharing, bike sharing, and electric car charging stations.
8. Seek improvements to the railroad viaduct to reduce safety concerns for vehicles, pedestrians, and cyclists.

## Complete Streets

A “complete street” is a roadway that is designed to accommodate and be safe for all users of the transportation network, including motorists, transit riders, bicyclists, and pedestrians. Designing streets that encourage walking, biking, and public transit use is an effective strategy for increasing traffic safety, mitigating congestion and air pollution, and promoting a healthy, active lifestyle. In addition, these street design projects have been shown to improve property values, boost local business, attract new home buyers, and allow families and individuals to save on transportation costs.

In 2007, the State of Illinois adopted a Complete Streets law, directing IDOT to implement Complete Streets policies as part of future roadway projects. As a result, any reconstruction or widening of IDOT jurisdiction roadways within River Forest will incorporate bicycle and pedestrian facilities in their design.

The Village of River Forest should develop and adopt a local Complete Streets Policy ordinance, establishing a clear emphasis and dedication to designing streets for all users. The Village should review similar policies adopted by other municipalities in the area, as well as Illinois’ 2007 Complete Streets law, to develop a local policy that is thorough and incorporates regional best practices. This policy should address all components of the transportation system and be reflected in the implementation of policies, programs, and projects for automobiles, pedestrians, and cyclists. Further, the policy should formalize the Village’s intent to plan, design, operate, and maintain streets that are safe and accessible for all users of all ages and abilities.

## Roadway Network

Mobility in River Forest is served by a complete and connective roadway network. Given the Village’s proximity to Chicago, local roads are organized in a grid pattern consistent with the surrounding area, with some variation due to the Des Plaines River and forest preserve. Due to the built out nature of the Village, the roadway network is unlikely to significantly change in the future. This places a greater emphasis on maintenance and upkeep of existing roadways and efforts to ensure adequate flow of traffic within the Village.

## Jurisdiction

While the majority of streets within River Forest are under the Village's jurisdiction, many of the major streets are controlled by the Illinois Department of Transportation (IDOT), including Harlem Avenue, North Avenue, Lake Street, Madison Street, and sections of Thatcher Avenue and Chicago Avenue. These represent the highest traffic roadways within River Forest that are essential routes to and through the community. The Village is responsible for general maintenance of these roadways but must coordinate with IDOT for any larger projects that would alter or effect the flow of traffic.

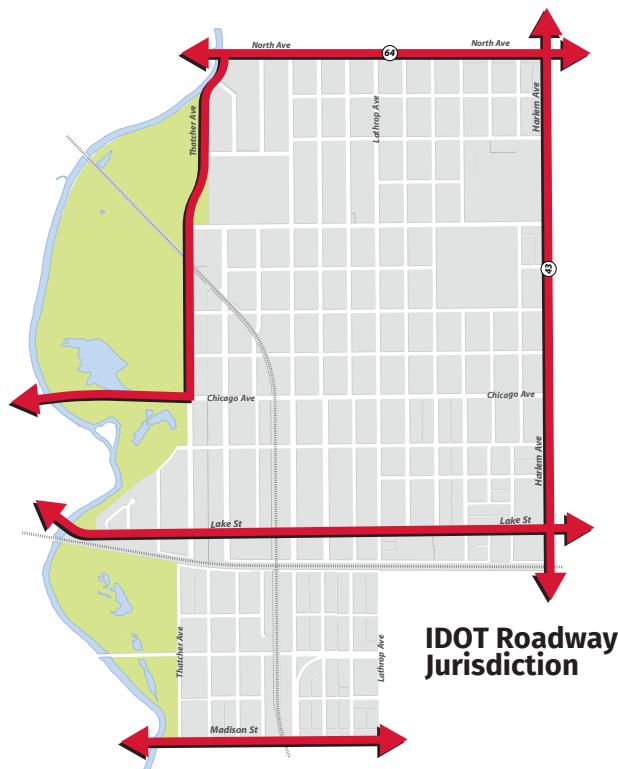
## Working with IDOT

Moving forward, the Village should continue to partner with IDOT and maintain close communication to ensure appropriate maintenance and improvement of their roadways. This should include efforts to address traffic flow concerns and organize larger roadway projects as necessary. Coordination with adjacent municipalities that also rely on roadways under IDOT jurisdiction could help ensure the quality of these roadways. It is important that every appropriate effort be taken to work cooperatively with IDOT to improve the pedestrian and bicycle mobility and safety along these corridors as they run through and adjacent to River Forest.

## Functional Classification

The Village's roadway network is classified within a hierarchical structure by function to define the role of individual streets in the transportation system. This hierarchy also indicates eligibility for certain types of federal transportation funds. The functional classification includes the following designations:

- Expressways – provide the highest degree of mobility, with access limited to grade-separated interchanges to preserve capacity for high volumes of traffic and high travel speeds. The nearest expressways to the Village are the Eisenhower Expressway (I-290) to the south and the Tri-State Tollway (I-294) to the west.
- Major Arterial Streets – provide a high degree of mobility, serve the broader region, and provide connections to the expressway system. These arterials carry high volumes of traffic and require more stringent access controls and traffic signal spacing. There are two major arterials in the Village, North Avenue and Harlem Avenue, both of which are part of IDOT's Strategic Regional Arterial (SRA) system.



# Roadway Network





- Minor Arterial Streets – augment major arterials by accommodating somewhat shorter trips to and from residential neighborhoods and commercial areas at the community level. As such, operating speeds and street capacity may be less than that of major arterials, with less stringent controls on property access.
- Collector Street – move traffic between the arterials and local streets. They are designed to operate at lower speeds than arterials and provide direct land access to key community facilities such as the Metra station, schools, universities, and public parks.
- Local Streets – provide direct access to residential areas and other private property. These roadways carry low traffic volumes at low speeds, connecting to higher-capacity collector and arterial streets. This classification includes all streets not otherwise designated.

## Roadway Capacity

Overall, the roadway network adequately manages capacity and provides for smooth flow of traffic through the Village. Arterial and collector streets convey the highest volumes of traffic through the community and are well-spaced at one fourth-mile to half-mile intervals. This allows for an efficient distribution of traffic across the Village without overloading any particular street.

Congestion largely occurs along the Village's arterial roadways. Both North Avenue and Harlem Avenue are congested during peak periods and carry traffic volumes nearing the capacity of a four-lane roadway. IDOT has targeted these roads for resurfacing and ADA improvements in the near term, as well as longer-term SRA plans including widening and turn lane improvements to reduce congestion. Madison Street also gets congested during peak times due to the two-lane cross-section, parking lanes, commercial business activity, and grade crossing of the UP Railway.

On a regional scale, planned reconstruction projects for I-290 and I-294 could impact local traffic and distribution of automobiles through the Village's roadway system. Harlem Avenue and North Avenue are designated truck routes by IDOT; however, the Village has no locally designated truck routes. Trucks are prohibited by ordinance on specific streets within the community.

Based upon current roadway capacity and concerns, the village should pursue the following recommendations:

- Work with IDOT on alternatives to widening North Avenue to preserve the parking lane for commercial businesses.
- Work with IDOT to best manage and schedule short- and long-term projects along North Avenue and Harlem Avenue in a manner that reduce impacts to local roadway capacity.



- Support consolidation of driveways and cross access to assist in reducing congestion along arterial roadways, particularly North Avenue.
- Coordinate with CMAP, IDOT, and other regional partners to consider the short- and long-term impacts of expressway projects in the area and identify potential projects to address capacity issues in the Village.
- Regularly review roadway capacity along collector and local roadways to identify problem areas and address shifts in how drivers move through the community over time.
- Continue to monitor truck traffic within the Village and direct truck movement away from residential areas, with a particular focus on commercial uses along Lake Street.

## Traffic Controls

There are 16 traffic signal-controlled intersections in the Village, all along arterial and collector streets, with all remaining intersections under stop control, yield control, or lacking traffic controls. Traffic signals are generally well placed, with the exception of the traffic signals on Lake Street at Harlem Avenue and Bonnie Brae. While separated by only 575 feet, the intersections are part of an IDOT coordinated traffic signal system for Harlem Avenue. The other Lake Street signalized intersections, at Lathrop Avenue and Thatcher Avenue, operate independently of each other but are only a half-mile apart. The Village should interconnect these signals to allow for progressive traffic flow along Lake Street. Based upon roadway capacity, the following intersections should be monitored to determine traffic signal control is warranted:

- Thatcher Avenue/Madison Street
- Thatcher Avenue/Washington Boulevard
- Thatcher Avenue/Division Street
- Division Street/Lathrop Avenue

There are three intersections under Yield control in the Village and 36 uncontrolled intersections. The recently completed Safe Walking Routes to School study includes traffic control modifications that eliminate all but one of the Yield-controlled intersections and all of the uncontrolled intersections, putting in place stop controls. Expanding on the focus of school safety, the Village should replace all yield control and uncontrolled intersections with all-way stop control, including the yield control at Thatcher Avenue and Hawthorne Avenue.

## Sustainable Vehicles

*Modern innovations are leading to more sustainable practices for both the way vehicles are constructed and how they are used. Common examples include electric cars and car charging stations as well as car-sharing services such as Uber or ZipCar. These help to reduce automobile use, parking needs, and both public and private transportation costs. The Village should work with the Sustainability Commission to research and consider incorporation of these services and technologies in River Forest.*

## Parking

Parking within River Forest is carefully managed by the Village to ensure adequate capacity and reduce conflicts between residential, commercial, and institutional uses. Public parking is provided in designated parking lots on Thatcher Avenue, Central Avenue, and Hawthorne Avenue as well as on-street parking. A variety of regulations are in place to ensure parking is appropriately available to adjacent uses and ensure turn-over for commercial areas. This includes on-street parking regulations such as schedules and time limits as well as permits and permit parking zones. While parking is well managed, capacity within the Village is limited, which impacts commercial investment and viability.

The Village should continue to monitor parking conditions and make adjustments to the street parking regulations as best serves the residents, businesses, and institutions of the Village. A more detailed parking study of the commercial corridors should be considered to document the utilization of the street parking spaces during weekdays and weekends, determine the users of the spaces and the needs of commercial patrons and employees, identify residential areas where commercial parking intrusions occur, and evaluate the time duration that cars are parked.

## Public Transit

River Forest is supported by a robust transit network that provides residents with a variety of options in accessing adjacent communities and the City of Chicago. Existing transit service are provided by the following organizations.

### Metra Commuter Rail

River Forest is located along Metra's Union Pacific West Line (UP-W), which offers daily service between the Village of Elburn and Ogilvie Transportation Center in Chicago. The UP-W Line operates along the Union Pacific Railway, running east-west through the Village. The River Forest Metra Station is located at Thatcher Avenue and Central Avenue on the west side of the Village. In addition, the Oak Park Metra Station is located at Harlem Avenue and Central Avenue and provides service to the east side of River Forest.

Future upgrades to the UP-W Line are identified in CMAP's On To 2050 Plan, including the addition of a third track east of Elmhurst, signal system upgrades, crossovers, and pedestrian safety improvements, which together will increase passenger service and better coordinate with freight traffic.

Ridership levels at the River Forest station have been increasing over the past 25 years and are currently at their highest levels. Approximately 23% of working-age adults that live within a half-mile of the station use public transportation to commute to work, and population and employment levels within this half-mile transit zone are projected to increase over the next 20 years. Ridership levels at the Oak Park station peaked in 1995 and are currently around 53 percent of peak levels; however, recent and ongoing large-scale mixed-use development within Downtown Oak Park could result in increased ridership in the future.

| Metra Station       | River Forest | Oak Park |
|---------------------|--------------|----------|
| Weekday Boardings   | 438          | 905      |
| Weekday Alightings  | 532          | 1,148    |
| Parking Capacity    | 211          | 143      |
| Parking Occupancy   | 159          | 90       |
| Parking Utilization | 75%          | 63%      |

Source: Metra Commuter Rail System Station Boarding/Alighting Count, Fall 2016, and Metra Systemwide Parking Data (2015).



Moving forward, the Village should coordinate with Metra to ensure quality of UP-W Line service within River Forest. This should include considerations for long-term impacts based on ridership increases, such as parking capacity and nuisances to adjacent neighborhoods. Additionally, pedestrian safety at the River Forest Metra station should be improved. Highly visible pedestrian crosswalks should be installed along Hawthorne Avenue at Thatcher, the “tunnel” entrance, and at Keystone, to safely accommodate the high volume of commuters accessing the station on foot.

## Chicago Transit Authority

The Chicago Transit Authority (CTA) provides two transit services within the Village:

- CTA Rapid Transit – known colloquially as the ‘L’ system, provides elevated-track train services within the City of Chicago and connecting to adjacent communities. The Harlem/Lake Green Line station is located just east of River Forest in Downtown Oak Park. This is the western terminus of the Green Line, which offers daily services between Oak Park, the Loop, and Chicago’s south side. In addition, the Forest Park Transit Center is located less than a half-mile south of the Village, which is the western terminus of the Blue Line.

- CTA Bus System – Route 90 operates along Harlem Avenue, between the Harlem CTA Blue line station in the north and the Harlem CTA Green Line Station in the south. This route helps to connect Concordia University to Downtown Oak Park and other CTA and Metra transit services.

Both transit services provide greater regional access, connecting residents to the City of Chicago in particular. While expansion of CTA services into River Forest is unlikely, the Village should coordinate with CTA as appropriate to maintain these services and support future expansion projects should opportunities arise. The Village should also work with CTA to identify potential barriers to ridership and methods to better leverage these services to support economic development in River Forest.



## Pace Suburban Bus

Pace Suburban Bus provides transit services throughout the Chicago region, intended to complement CTA bus routes with options for suburban communities. Located directly on the edge where Pace and CTA services meet, River Forest is served by eight pace bus fixed routes:

- Route 303 (Forest Park – Rosemont) – Operates along Madison Street between Forest Park Transit Center and CTA Blue Line Rosemont Station.
- Route 307 (Harlem) – Operates along Harlem Avenue between the Village of Summit and the Village of Elmwood Park.
- Route 309 (Lake Street) – Operates along Lake Street between the Austin CTA Green Line station and Elmhurst Metra Station.
- Route 310 (Madison Street) – Operates along Madison Street between the Forest Park Transit Center and the Village of Hillside.
- Route 313 (St. Charles Road) – Operates along Lake Street between the Austin CTA Green Line station and the Village of Downers Grove.
- Route 317 (Westchester) – Operates along Madison Street between the Forest Park Transit Center and the Village of Westchester.

- Route 318 (West North Avenue) – Operates along Harlem Avenue and North Avenue between the Forest Park Transit Center and the City of Northlake.
- Route 320 (Madison Street) – Operates along Madison Street between the Forest Park Transit Center and the City of Chicago.

Pace bus routes help to provide a greater level of accessibility between key destinations within and adjacent to the Village. For example, Route 318 provides a link between the CTA Green line, Metra, and both Concordia and Dominican Universities. Pace also operates the ride sharing and carpooling programs within the region. Infrastructure for Pace bus routes is minimal, with only two bus shelters in the community. The Village should coordinate with Pace to explore additional infrastructure improvements that will improve the rider experience and encourage ridership.

## PULSE Bus Rapid Transit (BRT) Service

PULSE Bus Rapid Transit is a long-term project currently under development by Pace, which will feature limited-stop express bus services operating on specific improved routes. The PULSE network is planned to include 36 designated routes, with seven routes identified for near-term

construction. The first PULSE route is currently under construction and scheduled to launch in 2019.

One of the seven near-term projects is the Central Harlem Avenue Route, which will run from North Avenue in the north to 71st Street in the south. The planning study for the route was completed in November 2018 and identifies four station locations along Harlem Avenue at North Avenue, Division Street, Chicago Avenue, and Circle Avenue/South Boulevard. These stations will require infrastructure improvements, including pedestrian refuge islands, high-visibility crosswalks, driveway consolidation, and curb extensions. A route along North Avenue, running from Harlem Avenue to Randall Road, is designated as a long-term PULSE project. Given the potential benefit of this project, the Village should remain actively involved in planning and implementation of the PULSE BRT service.

## Oak Park Township

Oak Park Township offers curb-to-curb public transit service to seniors and permanently-disabled township residents through a Dial-A-Ride program. Service is available for various types of trips throughout Oak Park and River Forest.

# Public Transit





## Bicycle & Pedestrian Mobility

River Forest strives to develop a comprehensive bicycle and pedestrian system to promote mobility that does not rely on the automobile and encourages an active, healthy lifestyle. River Forest benefits from an extensive sidewalk network that spans the entire Village. This ensures a high level of walkability and provides all residents, from students to seniors, with easy options to get around. By comparison, the Village's bicycle network is not as well developed, with little infrastructure dedicated to bicycle mobility. Efforts to improve both systems and expand bicycle infrastructure will contribute to quality of life in River Forest and encourage alternatives to automobile transportation.

### Sidewalk Network

River Forest's sidewalk network is expansive, including sidewalks on both sides of all residential and commercial streets, the only exception being streets that front to the Forest Preserve. The network provides comprehensive access to the most significant destinations in the Village, including schools, parks, public facilities, and other transit services. Given that the pedestrian system is entirely complete, the Village should concentrate efforts on maintaining the quality and upkeep of sidewalks. This should include regularly identifying necessary sidewalk repairs and upgrades, particularly as part of larger roadway capital improvement projects.

### Pedestrian Crossings

Signalized intersections are the safest locations for pedestrians and bicyclists to cross the arterial and collector streets in the Village. All signal-controlled intersections in the Village have crosswalks, countdown pedestrian signals and curb ramps. The Village should work with IDOT to upgrade the parallel-line markings at these crosswalks to high-visibility "ladder-style" markings.

At unsignalized intersections, the safest locations for pedestrians and bicyclists to cross the street are where stop signs are posted. As discussed in the Village's Safe Walking Routes to School study, all uncontrolled and yield-controlled intersections should be improved with stop controls and ladder-style crosswalks.

# Bicycle & Pedestrian Mobility



## Bicycle & Pedestrian Infrastructure & Improvements

- |  |                    |
|--|--------------------|
|  | Bike Lane          |
|  | Marked Shared Lane |
|  | Bike Route         |
|  | Side Path/Trail    |
|  | Traffic Signal     |
|  | Existing Stop Sign |
|  | Proposed Stop Sign |
|  | Metra Station      |
|  | CTA Station        |
|  | Existing Bike Rack |
|  | Proposed Bike Rack |

## Regional Trails

The Village is proximate to two major regional trails but has no direct connections to the larger regional systems that surround it. Directly north of the Village is the Des Plaines River Trail, which extends north through Cook and Lake Counties to the Wisconsin border. The trail includes both paved and unpaved segments; however, there is no improved connection south of North Avenue. The Forest Preserves of Cook County have identified Thatcher Woods and the Hal Tyrrell Trailside Museum as one of their 13 priority gateway sites, and plans have been prepared to develop a nature trail loop through the woods surrounding the museum, with an overlook of the Des Plaines River.

In addition, directly south of the Village is the Illinois Prairie Path, which extends 61 miles through Cook, DuPage, and Kane Counties to the Forest Park Transit Center. Built in the 1960's on the former right-of-way of the Chicago Aurora & Elgin electric railroad, this path was the first rail-to-trail project in the nation.

The Village should actively seek connections to both regional trail systems, working cooperatively with the Forest Preserve of Cook County and other potential partners. This should include extension of the trails through the forest preserve along the Des Plaines River as well as necessary connections to designated streets, residential areas, and the Village's sidewalk network. In addition, the Village should partner with adjacent municipalities, particularly Oak Park, to consider related trail extension projects. This will help create a greater trail system in the area that fosters improved connectivity and access to wildlife areas and recreational amenities.

## River Forest Bicycle Network

The bicycle network in the Village is currently limited to the Grand Illinois Trail, which is a 500-mile bicycle route that loops through northern Illinois from Navy Pier in Chicago to East Moline, Mississippi Palisades State Park and Galena, and back to Navy Pier. The route passes through River Forest on Augusta Street, Keystone Avenue, Hawthorne Avenue and Washington Boulevard. The route is un-marked and no current infrastructure for on- or off-street bicycle routes exist.

According to IDOT's Official Bicycle Map, the major arterial streets of River Forest are not recommended for on-street cycling, based upon road design, travel speeds, traffic volumes, and other consideration. IDOT has published ride-with-caution advisories for the minor arterial streets and all collector streets in the Village, except for Lathrop Avenue. The local streets in the Village have calmer riding environments and carry lower volumes of traffic at lower speeds. These streets also provide connections to all schools, parks, religious centers, universities, shopping areas, and community facilities.

The Village's Bicycle Plan provides a more in-depth consideration of roadway infrastructure, bicycle capacity, and potential improvements to create dedicated bicycle routes in the community. The Village should actively seek full implementation of the Bicycle Plan to provide and support a comprehensive system for bicycle mobility in River Forest.

## Freight Rail

There are two freight-moving railroads in the Village of River Forest, one operated by the Union Pacific (UP) Railway and the other by the Canadian National (CN) Railway. Neither railway services any industries in the Village. The UP Railway carries approximately 40 freight trains per day along a three-track railroad that extends in an east-west direction with six grade-separated crossings via the railroad viaduct between Hawthorne Avenue and Central Avenue. The CN Railway carries approximately six trains per day along a single track that generally extends in a north-south direction with five at-grade crossings and six grade-separate crossings. The CN Railway also passes over the UP Railway between Park Avenue and Forest Avenue.

Generally, freight rail operations within the Village do not impact traffic flow or accessibility within the community, largely due to the amount of grade-separated crossings. Along the UP railway, the volume and frequency of train traffic has been noted as an issue due to light and sound nuisances. Stacking of trains along the line as well as delays to Metra services on the lines is also a concern. The Village should continue to coordinate with the UP Railway in reducing nuisances to adjacent residential areas. This could include designation as a train quiet zone, scheduling of preferred hours for train movement and stacking, and other efforts to reduce visual and auditory impacts.

## Railroad Viaduct

The railroad viaduct that extends east-west between Hawthorne Avenue and Central Avenue has often been a challenge for the Village. While the Harlem Avenue viaduct has been a focus of concern for years, the other viaducts in River Forest are also in need of attention. The narrow underpasses and poor sight lines create safety concerns for both vehicles as well as pedestrians and cyclists. Given the central location of the viaduct and its impact on mobility within the community, the Village should work with Metra and the UP railway to make necessary improvements. As identified in the Village's Safe Walking Routes to Schools study, this should include the following:

- Upgrade stop signs at all underpasses to feature flashing LED lighting around the frame and red retroreflective panels in the sign post.
- Improve the lighting under the viaducts, including appropriate pedestrian lighting.
- Post convex mirrors to improve sight lines from acute angles.
- Install high-visibility crosswalks across Central Avenue and Hawthorne Avenue at approaches to the underpasses.
- Add in-street school crossing signs for the crosswalks.

In addition to the safety concerns noted above, the appearance of the viaducts is also an issue. Many have crumbling walls, broken concrete, and deteriorating metal supports and downspouts. The overall condition and appearance of the viaducts should be improved. To further enhance the appearance of the viaducts, the Village should continue to support and foster the mural/public art enhancements for all the viaducts from Lathrop Avenue to Thatcher Avenue.





## 8 Parks, Open Space & the Environment

River Forest is a community of tree-lined streets, parks for passive and active recreation, beautiful open spaces, and environmental features such as the forest preserve and Des Plaines River. All these amenities contribute significantly to River Forest's overall quality of life, image, character, desirability, and aesthetics. These features represent both ecological assets, undisturbed natural areas, and parks and recreational amenities specifically designed to meet the recreational needs of community residents.

Most of these amenities are owned, operated, and maintained by the River Forest Park District or the Forest Preserves of Cook County. Parks provide opportunities for social activity, physical exercise, and interaction with nature. The presence of the river, forests, and extensive tree canopy strengthens biodiversity, beautifies the landscape, and supports healthy lifestyles. The cumulative impact of these features and open spaces also aids in the natural absorption of water back into the ground, rather than channeling it into the Village's combined storm/sewer system.

Given the high value of these amenities as contributing factors to the Village's overall quality of life, as well as the limited opportunity to expand parks and open space in the future, significant efforts should focus on maintaining and enhancing parks, recreational opportunities, open spaces, and environmental features, including improved access to and engagement of the forest preserve areas and the Des Plaines River.



## Parks, Open Space & the Environment

*Work cooperatively to maintain and enhance parks, recreation, and environmental amenities in the community; improve access and connectivity to all areas of the forest preserve; and support efforts to implement environmentally responsible/sustainable best practices throughout all areas of the Village.*

## Core Objectives

1. Promote continued cooperation between the Village, the Park and School Districts, Township, Community Center, the Universities, and the Forest Preserve in the provision of recreational programs and facilities.
2. Undertake pedestrian and bicycle safety improvements in the areas around parks to promote and provide safer access.
3. Coordinate with the Park District and Forest Preserve District to accommodate community events and festivals on parks and forest preserve lands.

4. Support the development of a multi-use trail system in the forest preserve to connect to regional trails and to better realize the forest preserve as a recreational amenity for residents.
5. Continue to work with the Park District and Forest Preserve District to address the Village's stormwater issues.
6. Leverage Village-owned property to install native landscapes that support increased biodiversity, decreases water consumption, decreases use of chemicals, and increases stormwater absorption.
7. Continue support of the River Forest Community Center in its efforts to provide recreation and leisure opportunities, services, facilities, and programs for Village residents.
8. Leverage the Sustainability Commission to identify and help implement sustainability initiatives throughout the Village.

## River Forest Park District

The River Forest Park District operates and maintains 10 parks totaling 32.42 acres of land. The District provides a variety of programs and activities open to the public ranging from athletics and sports programs to passive and educational activities. These programs are generally well utilized by residents and are popular among households with families and children.

In 2014, the Park District developed a Strategic Plan that outlined a vision, goals, and objectives for the District and the services and amenities it provides. The District's vision was to be the "residents' place for fun and community!" The 11 goals of the Strategic Plan fall into four categories: Programs and Services, Parks and Open Space, Facilities, and Team/Organizational Development. The goals and recommendations of the plan have been utilized by the Park District to effectively update and improve the parks and recreation system within River Forest.

The Park District should remain a valuable partner for the Village in addressing community's needs and ensuring access to recreation and outdoor spaces. The Village should continue to foster collaboration with the Park District and partner in providing desired programing and improvements.

## Park Classification

Based on the National Recreation and Parks Association (NRPA) classification system, the Village's parks have been organized into the following categories:

- Mini Parks: These parks provide recreational opportunities within limited acreage, often less than 1.5 acres. They tend to have usage from a very localized area and are typically small plazas or turf areas with playground equipment.
- Neighborhood Parks: These parks are generally one to five acres in size and serve as the recreational and social focus of the neighborhoods in which they are located.
- Community Parks: Community parks serve a broad audience, drawing visitors from across the Village and are larger in scale with a size that generally exceeds five acres.

| <b>Parks by Classification</b> |                |
|--------------------------------|----------------|
| <b>Park Name</b>               | <b>Acreage</b> |
| <b>Mini Parks</b>              | <b>2.68</b>    |
| Keystone and Augusta Triangle  | .07            |
| Forest and Iowa Triangle       | .32            |
| Washington Square              | .83            |
| Washington Triangle            | 1.46           |
| <b>Neighborhood Parks</b>      | <b>15.59</b>   |
| Memorial Parkway               | 2.27           |
| Washington Commons             | 3.4            |
| Centennial Park                | 4.87           |
| Constitution Park              | 4.95           |
| <b>Community Parks</b>         | <b>14.25</b>   |
| Priory Park                    | 6.97           |
| Keystone Park                  | 7.28           |
| <b>Total</b>                   | <b>32.42</b>   |

## Park Supply Evaluation

### Level of Service

The National Recreation and Parks Association (NRPA) recommends a level of service standard of 10 acres of parks and open space for every 1,000 residents as a best practice. Based on River Forest's 2017 population estimate, this would result in an "ideal" amount of park space in the Village to be 107 acres. Currently, the total park land within the community equals just over 41 acres, including 32 acres managed by the Park District and just under nine acres of park space at the headquarters of the Forest Preserve of Cook County. Using the NRPA standard, this suggests a deficiency of 66 acres of parkland. It should be noted that open space within the Cook County Forest Preserve on the west side of River Forest was not included within this analysis due to the lack of accessibility and minimal space for active recreation. This overall lack of available parkland for recreation underscores the need to creatively seek partnerships and programming to maximize the available resources and acreage within the Village.

### Park Service Areas

To provide a baseline understanding of park needs, standard service area distances were applied to each park classification as follows: 0.25 mile for Mini Parks, 0.5 mile for Neighborhood Parks, and two miles for Community Parks. This helps to define what areas are best served by existing parks and which parts of the community lack access to park facilities. Spatial analysis reveals that the entirety of the Village is within a 0.5 mile distance of a park facility. Overall, due to its relatively small size, compact development pattern, and distribution of existing parks, River Forest residents have easy and convenient access to parks and recreation.

### Recommendations

As demonstrated by the park supply evaluation, the Village should work with the Park District to seek the development of additional parkland where opportunities arise. However, opportunities to create new park space in River Forest are extremely limited given that the Village is fully built-out. Any sites that become available for development are likely better positioned for residential or commercial uses in support of economic development or to meet the housing needs of the community. Thus, the possibility of developing additional parkland within the community is very limited.

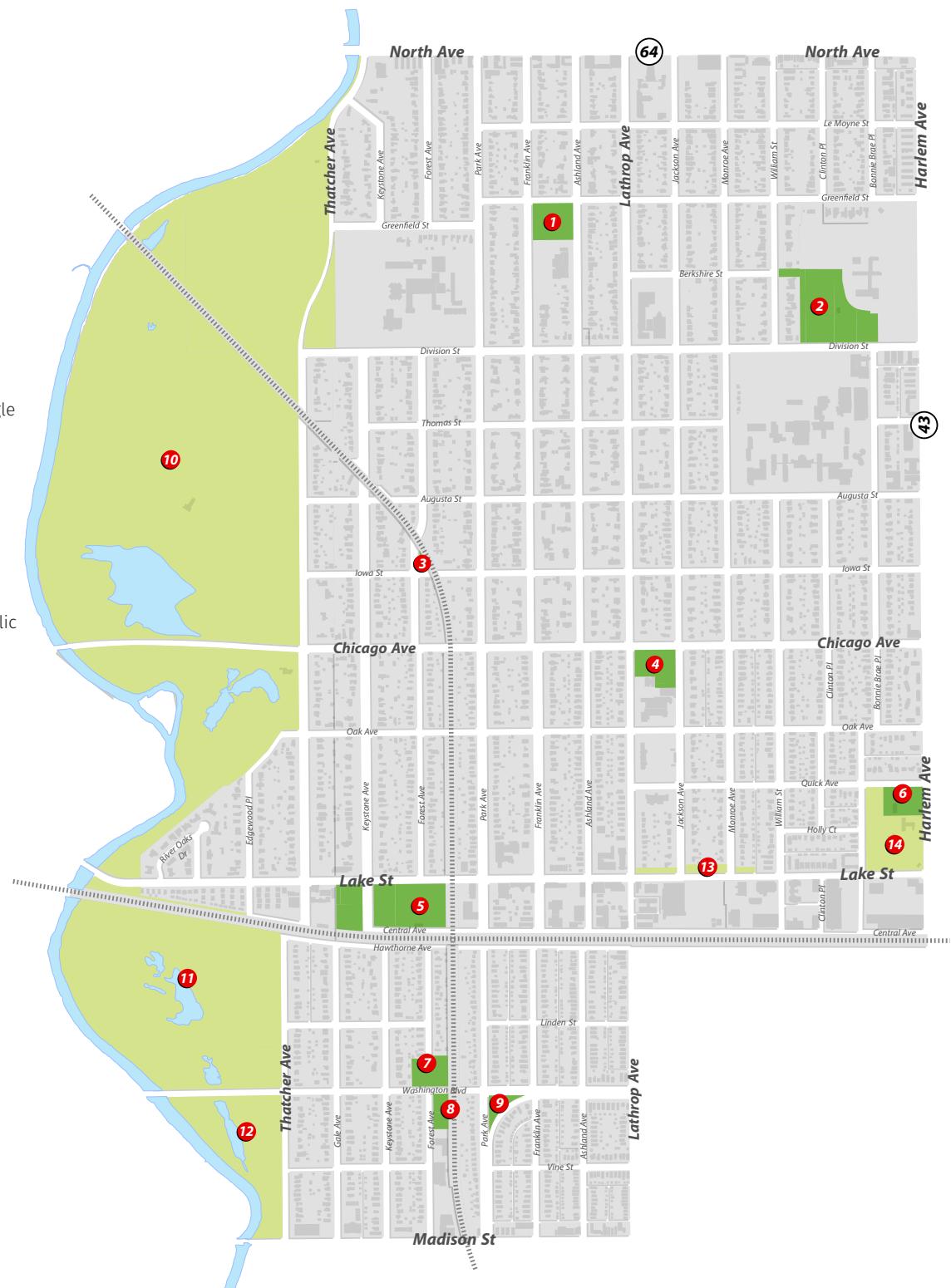
The Village should instead focus on improving and providing greater access to existing parks and open spaces. In particular, the Village should work with the Park District to coordinate with the Forest Preserve of Cook County to identify opportunities to better activate the forest preserves. This will help to offset the parkland deficit by creating greater connections to existing open space amenities in River Forest. Based upon this direction, the following recommendations should be considered in coordination with the Park District:

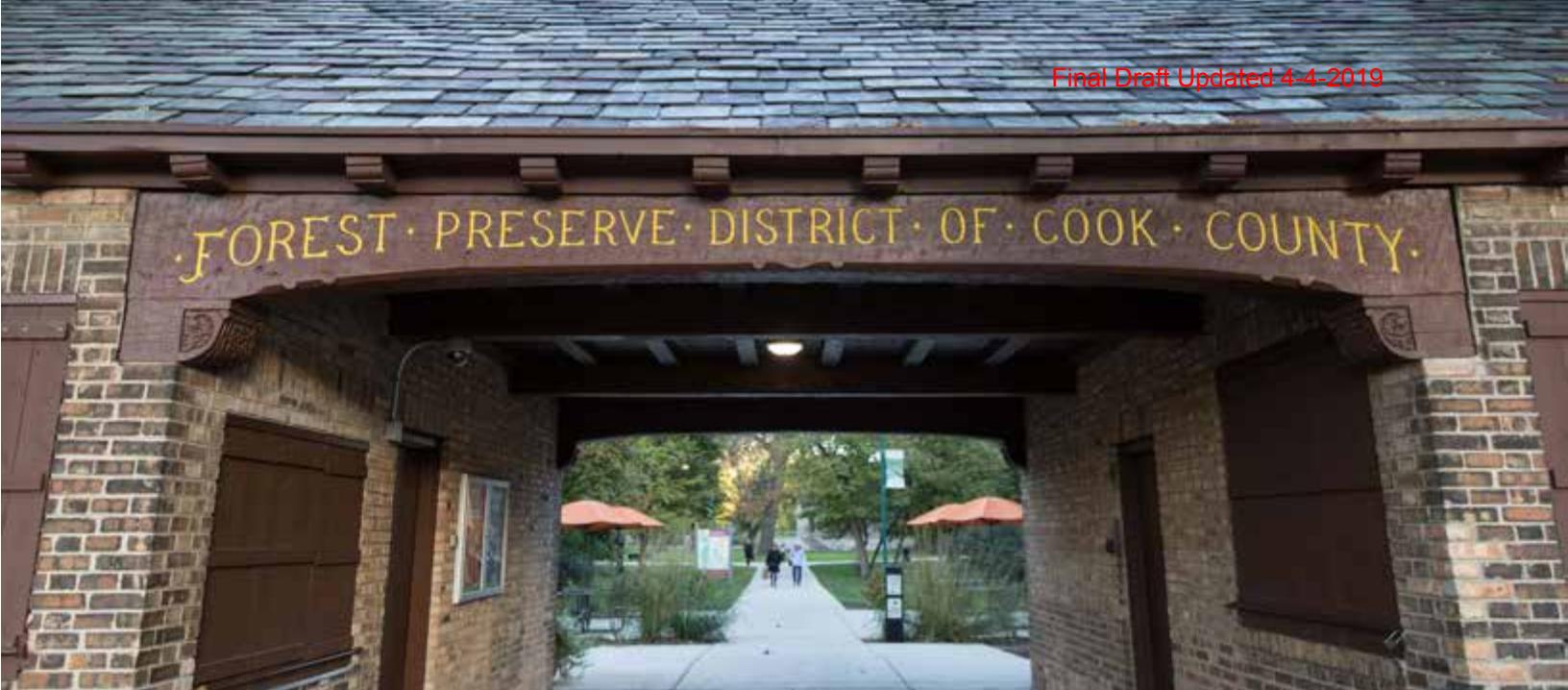
- Coordinate with the Park District and Forest Preserve to explore opportunities to develop additional active or passive recreational amenities in the forest preserves that are open to River Forest residents.
- Seize opportunities to develop new parks on sites where parkland is the best and most appropriate use of that property
- Partner with local schools, universities, and other public and private organizations to make their facilities available for use by River Forest residents.
- Consult the Park District as a partner in maintaining and pursuing sustainability initiatives and best practices.
- Explore potential partnerships with the Township and the River Forest Community Center to expand programming for Village residents and the possibility of an expanded joint Community center/Park District facility.

# Parks & Recreation

Parks  
 Preserve/Open Space

- ① Constitution Park
- ② Priory Park
- ③ Keyston & Augusta Triangle
- ④ Centennial Park
- ⑤ Keystone Park
- ⑥ Oak Park Tennis Club
- ⑦ Washington Commons
- ⑧ Washington Square
- ⑨ Washington Triangle
- ⑩ Thatcher Woods
- ⑪ Grand Army of the Republic Memorial Woods
- ⑫ Thomas Jefferson Memorial Woods
- ⑬ Memorial Parkway





## Park District Equipment Facility

The River Forest Park District currently maintains an equipment facility on the north side of Lake Street, just east of the Canadian National Railroad line. Conversion of the property from a public facility to a private development site would help contribute to the local tax base and support the Village's vision for enhancing the Village Center Area. The Village should work with the Park District to explore the feasibility and impact of relocating this facility to another location, including the potential of consolidating the equipment facility with the River Forest Public Works Garage facility or other Village-owned site. Potential new uses could include multi-family residential, commercial/office, or commercial mixed-use with upper floor residential or office space.

## Washington Square Park

As discussed within the Madison Street Corridor Plan (page 47), the potential for redevelopment of properties along Forest Avenue could support the expansion of Washington Square Park as a recreational amenity/facility. If combined with the property directly to the south, this site could be reconfigured to include a public recreation facility for residents by adaptively reusing and possibly expanding the existing office building. If the opportunity presents itself, the Village should work with the Park District to explore the potential and viability of this project and consider appropriate long-term steps. If Washington Square Park and the existing office building to the south were combined and redeveloped, it could accommodate a wide range of indoor and outdoor recreational facilities for the community.

## Forest Preserve of Cook County

The Forest Preserve of Cook County maintains multiple properties within River Forest, including their general headquarters, Thatcher Woods, and G.A.R. Woods. The headquarters, located at the intersection of Harlem Avenue and Lake Street, includes an office building, nine tennis courts that comprise the Oak Park Tennis Center, and a park with two open fields for active and passive recreation. All other facilities are located within Forest Preserve lands along River Forest's west side, along the Des Plaines River. In general, the Forest Preserve headquarters and Forest Preserves were noted as important community assets. In particular, the headquarters grounds help to provide additional park space available to nearby residents and was included in the park supply evaluation.



However, access to the forest preserves lands adjacent to the Des Plaines River is limited and should be a top priority for River Forest. Much of the area is preserved as open space and does not contain trails or pathways for pedestrians and cyclists. While the Trailside Museum is connected to the Village's sidewalk system, the other facilities north of Chicago Avenue are not connected to the Village's sidewalk network and are accessible only by car. The Des Plaines River Trail, a regional route running through the Forest Preserve, ends just north of North Avenue and does not connect to the Village.

Based upon these limitations and the potential of the Forest Preserve as a major asset to the community, the following recommendations should be considered:

- Coordinate with the Forest Preserve to explore potential sidewalk and trail connections between the Village's sidewalk system, designated streets, and the forest preserves.
- Coordinate with the Forest Preserve to seek extension of the Des Plaines River Trail through the Village and the potential for a looped trail system, including the development of trailheads at key locations.
- Coordinate with the Forest Preserve, Park District, and adjacent communities to explore trail connections to and through River Forest that would incorporate the Village as part of a larger regional trail system.
- Coordinate with the Forest Preserve and Park District to explore opportunities to develop additional active or passive recreational amenities in the forest preserves that are open to River Forest residents.
- Coordinate with the Forest Preserve to mitigate potential impacts on residential areas adjacent to the forest preserves, such as flooding or wildlife nuisances.
- Coordinate with the Forest Preserve to explore the possibility of programs and activities in the area that utilize the forest preserves as an educational opportunity.
- Assist the Forest Preserve with conservation and wildlife protection programs in the area.
- Consult the Forest Preserve as a partner in pursuing sustainability initiatives and best practices that could benefit the greater River Forest area.

## Other Recreational Facilities

In addition to amenities provided by the Park District and Forest Preserve, River Forest is also served by the following organizations that maintain recreational facilities within the Village:

- River Forest Tennis Club – The River Forest Tennis Club is a family-oriented private tennis and swimming club located along Lathrop Avenue between Oak and Quick. The club has 10 tennis courts, a pool and pool house, and a clubhouse designed by Frank Lloyd Wright that is considered architecturally significant.
- Oak Park Tennis Center – The Oak Park Tennis Center is a not-for-profit organization that provides public tennis programming. While originating in Oak Park, the Tennis Center is located in River Forest on the property of the Forest Preserves of Cook County Headquarters.

- River Forest Community Center – The River Forest Community Center is a not-for-profit organization that provides educational, recreational, and social programs and is located along Madison Street at the southwest corner of the Village. While the Community Center shares its facility with the River Forest Township, the Center is not part of the township and does not tax residents, instead sustaining funding through program fees and state funding.
- School District 90 – District 90's three schools (Lincoln and Willard Elementary Schools, and Roosevelt Middle School) provide playgrounds and other outdoor recreation space that is regularly used by residents during non-school hours.
- Concordia and Dominican Universities – Both universities have outdoor recreational facilities as well as indoor recreational facilities and to the extent possible, both institutions should make these amenities available to the residents of River Forest and coordinate with the Park District to accommodate programming and facility utilization.

These organizations, along with the Park District and Forest Preserve, are critical components of River Forest's recreational offerings. As such, the Village should work cooperatively with these groups to ensure they continue to provide high quality services and explore opportunities to improve upon and possibly expand their amenities, and improve access and utilization by residents. This should include the following recommendations:

- Coordinate with the River Forest Tennis Club to explore opportunities for events or programs that make the facility open to the public more frequently at certain times of the year.
- Partner with the Oak Park Tennis Center to explore programming and event opportunities at the Center that will promote recreation for residents of both River Forest and Oak Park.
- Host regular meetings with all recreational facilities and service providers in River Forest to ensure open communication about ongoing projects, long-term goals, and emerging issues.
- Coordinate with the River Forest Community Center to explore the potential for expansion or redevelopment of the Center as a larger joint facility.

## Tree Canopy

River Forest's lush tree canopy is a defining feature of the Village. The high volume of healthy, mature trees contributes significantly to the appearance and character of River Forest, particularly within the community's tree-lined neighborhoods. Currently, trees within the public right-of-way are maintained by the Village's Department of Public Works.

As an important asset, the Village should continue to actively preserve and maintain the existing tree canopy. This should include both continued maintenance of trees on public land as well as an effort to encourage preservation of trees on private property. In support of the tree canopy, the Village should consider the following recommendations:

- Continue to survey and map the location of trees that are maintained by the Village.
- Develop a dedicated tree replacement program that addresses trees in all areas of the Village, including all public and private property.
- Incentivize the preservation of existing trees and the planting of additional trees as part of new development projects.
- Work with the Sustainability Commission to educate residents on the importance of tree preservation and replacement.

## Environmental Sustainability

Environmental sustainability is a multi-faceted principle that aims to reduce negative impacts on the environment and preserve natural resources to ensure quality of life for future generations. Often sought through dedicated initiatives, sustainability informs every component of a municipality by emphasizing that we are conscious of how we affect the world around us. This includes a diverse range of policies, programs, and best practices that seek to reduce energy consumption, protect natural resources, mitigate pollution, and make the Village a responsible steward of the environment.

While the notion of environmental sustainability became a more common and important topic in the mid-1900s, it has rapidly grown in global awareness over the past 20 years. Today, communities across the country are dedicated to sustainability, working to ensure existing programs and projects protect a wide range of resources and integrating environmentally-conscious initiatives.

River Forest has been an early proponent of sustainability planning and implementation. The Village was a founding member of the *PlanItGreen* initiative and Plan in 2011, formed an Intergovernmental Sustainability Committee in 2014, and created a Sustainability Commission in 2016. Together with the commission, the Village has developed a growing variety of sustainable programs and initiatives, demonstrating a renewed dedication to the environment.

This includes the following:

- Early adopter of the Greenest Region Compact agreement
- Early adopter of the Chicago Climate Charter from the Mayors' Caucus in 2017
- Green Block Parties.
- Promoting energy efficiency programs within local utility providers.
- Healthy Lawn, Healthy Family initiative.
- Tree City USA recognition and Arbor Day.
- Rain Barrel promotion and discounts.
- Recycling & Curbside Composting programs.
- Zero Waste Station Loaner Program

Moving forward, the Village should remain actively dedicated to sustainability and work with the Sustainability Commission to maintain and expand sustainability programs in River Forest. This should include efforts to explore and implement new programs in the community and remain informed of emerging issues, innovative technologies, and other trends in sustainability that may be applicable in River Forest.

## Sustainability Framework

To support sustainable efforts within the Village, the following sustainability framework has been developed in accordance with key strategies identified by the Sustainability Commission. Overall, environmental sustainability should be considered as part of all future projects, programs, and policies. However, the framework provides direction for specific initiatives and efforts that should be prioritized to support sustainability in River Forest.

## Education

**Increase awareness of opportunities to engage in sustainable practices.** This should include the development and distribution of information online and in print, utilizing social media and other opportunities to highlight sustainable practices for residents and businesses. In addition, programs available to residents should be emphasized, such as Green Block Parties and the Sort it Out Program.

**Provide opportunities within the Village to learn about sustainability.** This should include dedicated events, activities, and partnerships that offer residents ways to learn about sustainability and ongoing efforts in the community. The River Forest Sustainability Tour is a great example of an ongoing event that teaches individuals about sustainable practices.

## Energy

**Reduce overall energy consumption.** This should include establishment of baseline metrics for reduction of energy consumption and efforts to educate residents, businesses, and property owners about energy efficiency and retrofit programs. Knowledge and awareness of best practices and technologies related to energy conservation and renewable energy development should also be supported.

## Increase investment in Renewable Energy Procurement

**This** should include the development and distribution of information regarding best practices to utilize alternative energy sources, with a focus on solar technology. The Village should improve all municipal facilities with energy efficient systems and encourage residents, businesses, and new construction projects to do the same.

## Open Spaces & Eco Systems

### Enhance and protect existing open spaces, green spaces, and eco systems.

This should include the improvement of schools, public buildings, and parks with native plant species and landscaping. In addition, these spaces and other underutilized areas should be improved to expand public access and create greater interaction with the environment within the Village.

**Reduce synthetic chemical usage in River Forest.** This should include continued efforts to promote natural lawn care and pest management and reduce the utilization of synthetic chemicals and harmful substances in outdoor spaces. The ongoing Keep ON the Grass program is a great example of an initiative that supports this strategy.

**Educate and encourage River Forest taxing bodies and institutions to use the healthiest, most sustainable, and safest methods for parks and open land.** This should include coordination with the Park District and educational institutions to provide comprehensive materials and information that will result in informed decisions regarding the use of parks and open land for Village residents.

## Waste

### Divert community-wide residential waste from landfills.

**This** should include establishment of waste benchmarks for reduction as well as education on best practices to help divert residential waste from landfills.

### Educate Village residents on recycling, landfill waste, and composting practices.

**This** should include greater promotion, education, and enhancement to ongoing programs and systems for recycling, composting, and ways to reduce landfill waste.

## Water

### Assist Village staff in educating residents in reducing the consumption of potable water.

**This** should include efforts to educate residents on how to reduce consumption of potable water and promote methods like harvesting rain water, utilizing grey water systems, and the use of water efficient technologies.

### Improve and Maintain water quality.

**This** should include reduction of synthetic herbicides, pesticides, and fertilizer practices working with other taxing bodies, institutions, residents, and businesses. The ongoing Integrated Pest Management Policy and Healthy Lawn Happy Family Initiative are great examples of these efforts.



## 9 Community Facilities

As an established community, River Forest is well served by a variety of community facilities and service providers. The Village's high-quality schools, municipal services, public safety, library, parks and recreation facilities, healthcare facilities, environmental areas, and other public and private organizations all contribute significantly to the high quality of life in River Forest. The Community Facilities chapter provides an overview of the community facilities within the Village and identifies the current and future needs and long-range recommendations to improve this area of community life.

It is important to note that the Village has no jurisdiction or control over many of the community facilities within its municipal limits. While some are provided by the Village of River Forest, others are provided by other public and quasi-public agencies and organizations which provide desired, necessary and sometimes critical services to residents of the community. All these other organizations, many of which are separate taxing districts, have their own detailed plans, both strategic/short-term, long-term, and well as capital improvement plans, specific to the mission and charge of each organization.

Consequently, identifying and understanding the needs of each community service provider puts the Village in a better position to assist in meeting the needs of River Forest residents. It is essential that the Village maintain communication with these service providers regarding their existing needs and plans for expansion, in order to maximize coordination, cooperation, and potential partnerships.



## Community Facilities

***Maintain and enhance the high quality of River Forest's public facilities, services, and infrastructure and foster a collaborative environment that supports cooperation with local taxing bodies, regional partners, adjacent municipalities, and other organizations.***

## Core Objectives

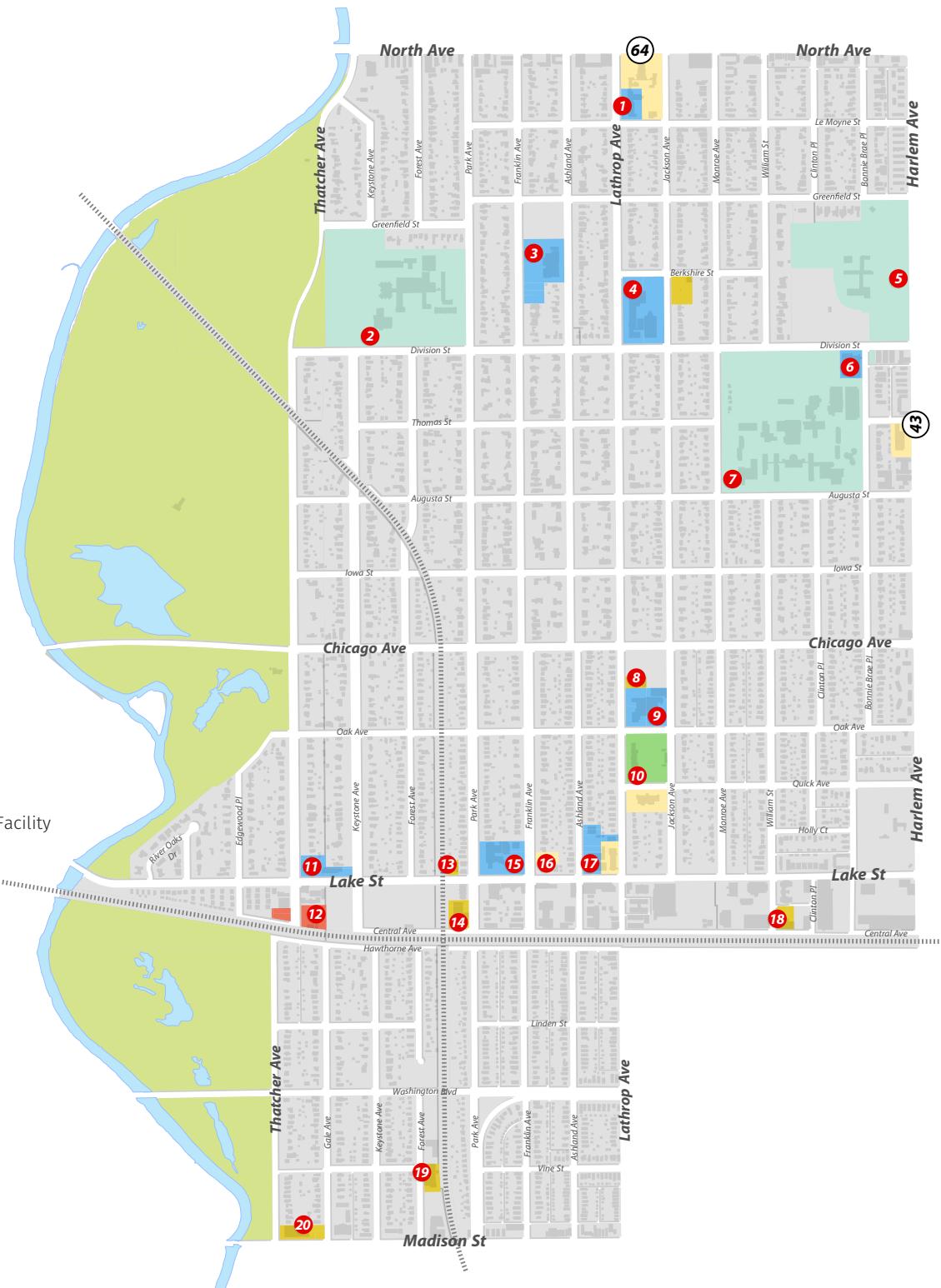
1. Regularly review Village facilities, infrastructure, and services to identify potential issues and prepare for necessary renovations, replacements, and improvement projects.
2. Continue to prioritize public safety through close coordination and planned allocation of resources for the Police Department and Fire Department.
3. Seek long-term relocation of the Public Works Facility to support economic development of the current site, while maintaining and improving the delivery of high-quality services to residents.

4. Identify and complete necessary improvements to ensure effective stormwater management and reduce flooding impacts.
5. Work collaboratively with education providers to maintain the high quality of public and private education in River Forest.
6. Leverage local universities and institutions as valuable resources for the community.
7. Create connections and partnerships with adjacent communities and interjurisdictional groups to address issues and opportunities from a regional perspective.
8. Partner with Union Pacific, Metra, and IDOT to improve the appearance, function, and safety of the railroad viaduct at Harlem Avenue.
9. Seek opportunities to implement sustainable best practices as part of community facilities and infrastructure, including alternative energy applications, green infrastructure utilization, water conservation, recycling and composting programs, native landscaping, and more.

# Community Facilities



- ① St. Vincent School
- ② Dominican University
- ③ Francis Willard School
- ④ Trinity High School
- ⑤ Dominican University Priory Campus
- ⑥ Grace Lutheran School
- ⑦ Concordia University
- ⑧ River Forest Public Library
- ⑨ Roosevelt Middle School
- ⑩ River Forest Tennis Club
- ⑪ United Methodist School
- ⑫ River Forest Metra Station
- ⑬ Park District Maintenance Facility
- ⑭ Village Hall
- ⑮ Lincoln Elementary School
- ⑯ River Forest Women's Club
- ⑰ St. Luke School
- ⑱ United States Post Office
- ⑲ Public Works Yard
- ⑳ River Forest Community Center





## Schools (PK-12)

River Forest residents are served by outstanding public and private schools, regularly ranked among the best schools in the state. Schools are an essential community asset and are the primary reason why many residents chose to move to River Forest. In short, education is a distinguishing component of the River Forest community, and together with other high-quality community facilities, play a crucial role in building and maintaining home values and the overall desirability and quality of life experience by residents.

Public education within the community is provided by two school districts that include two elementary schools, one middle school, and one high school:

### River Forest Public School District 90

District 90 provides elementary and middle school education and operates the following schools in the Village:

- Willard Elementary School (K-4)
- Lincoln Elementary School (K-4)
- Roosevelt Middle School (5-8)

### Oak Park River Forest High School District 200

District 200 provides high school education to residents of River Forest and Oak Park. District 200 operates one school, Oak Park River Forest High School, located in Oak Park (9-12).

### Private Schools in River Forest

In addition to District 90 public schools, the Village is home to seven private schools serving more than 1,600 students):

- Concordia University Early Childhood Education Center (PK-K)
- Grace Lutheran School (PK-8)
- Keystone Montessori School
- Mosaic Montessori Academy (PK-K)
- St. Luke Parish School (PK-8)
- St. Vincent Ferrer Elementary School (NS-8)
- Trinity High School (9-12)

Maintaining the quality of schools within River Forest is of distinct importance and should always be a key focus of the community. The Village should support the continued operation and improvement of both public and private school facilities within the Village while ensuring that they do not negatively impact the residential neighborhoods in which they are located.

The recently prepared Safe Walking Routes to School (SWRTS) Study, undertaken jointly by the Village and District 90 is a perfect example of working cooperatively to ensure the very best experience and quality for students, in this case, ensuring all students can walk and bike safely to school.

While the Village does not directly provide educational services, the Village can be a key partner, working cooperatively with the schools to ensure the very best educational experience, schools sites, and facilities.



## Universities

River Forest is home to two institutions for higher education, both of which are valuable resources for River Forest:

**CONCORDIA UNIVERSITY** – Concordia University is a private, Lutheran liberal arts university located on a 40-acre campus bounded by Augusta, Division Street, Bonnie Brae, and Monroe. The University enrolls roughly 5,800 students annually; however, only 1,600 students attend classes on campus, with an additional 4,200 enrolled in online courses. The University has recently added a new dormitory to its campus along Bonnie Brae.

**Dominican University** – Dominican University is a private, Catholic liberal arts university with two campuses in the community: a main campus in northwest River Forest bounded by Division, Greenfield, Park, and Thatcher, and the Priory campus along Harlem Avenue north of Division Street. The University enrolls just under 3,000 students, including both undergraduate and graduate programs. Dominican's commitment to sustainability, including use of permeable pavers, integrate parking lot design in wooded areas, and green (LEED caliper) building design should serve as an example to the Village and other institutions.

Both universities are situated within established residential neighborhoods and have a history of being good neighbors and responsible and responsive institutions in that regard. Although student housing is provided, the universities are predominantly commuter campuses, placing a greater emphasis on accessibility and parking for those visiting the campus on a daily basis. Generally, it is uncommon for a community of River Forest's size to have two institutions for higher education, thus the Village should focus efforts on maintaining these facilities and leveraging the universities as valuable resources.

This should include the following recommendations.

- Host regular meetings with both universities to ensure open communication about ongoing projects, long-term goals, and emerging issues.
- Explore new opportunities for partnering on the delivery of programs, events, and services for the community.
- Work cooperatively with the Universities to expand the availability of university resources to residents, such as use of athletic and fitness facilities, making courses more readily available to residents, or hosting events that give residents the chance to learn more about the institutions.
- Encourage the localization of coursework to utilize River Forest as a focus for studies, projects, or events.
- Continually work to monitor and improve circulation and parking operations to minimize the institutions' impact on the neighborhoods in which they are located.

## River Forest Public Library

The River Forest Public Library provides a variety of media and data services to the community and it is important that the library be maintained as a focal point and resource in the community. The public library is located along Lathrop Avenue, adjacent to Centennial Park and Roosevelt Middle School. The original library was constructed in 1923, with a large addition built in 1992. The library's location is excellent, close to schools and other community facilities, but space for growth is limited.

To better serve the community, the library would benefit from additional parking and a larger facility. The library is in need of space to expand its collection and its activity space is becoming inadequate to accommodate demand. The limited parking has also become a problem, especially for patrons with special needs. The Village should work cooperatively with the library to find solutions to the space and parking problems it is facing. Because of its locations, coordination and cooperation with the Park District and District 90 will likely be required to accommodate any building or parking expansion.

By cooperating with Concordia and Dominican Universities, the Library is able to make available the universities' libraries and research space for River Forest Library card holders.

## Village Hall

The River Forest Village Hall is located at the intersection of Park Avenue and Central Avenue. The facility houses offices of the Village Administration, Finance, Public Works, Building and Zoning, and Fire and Police Departments. Although the facility adequately meets the need of the Village and no expansion plans are anticipated, parking for the facility is limited. Currently, the Village uses the vacant lot on the southeast corner of Park Avenue and Lake Street for overflow parking. The Village should continue to explore redevelopment opportunities to provide additional parking in the areas surrounding the Village Hall.

## Public Safety (Police & Fire Departments)

Public safety is a top priority for the Village of River Forest and the overall sense of safety and comfort are essential to the health and vitality of a community. The River Forest Police Department and Fire Department are responsible for emergency response and public safety in the Village. These departments are both well-functioning and ensure the highest quality public safety for all residents.

The River Forest Police Department operates from a single facility at the Village Hall, and the Fire Department provides fire protection and emergency medical care to the Village of River Forest from its fire station, located adjacent to the Village Hall. The Village's fire protection system is further enhanced by an agreement that provides emergency response from seven fire stations in River Forest, Oak Park, Forest Park, and Elmwood Park, in a coordinated manner, also participating in a joint 911 call center with Oak Park, and other communities.

Both the River Forest Police Department and Fire Department have indicated that their facilities, personnel, and equipment meet or exceed their standards (only scheduled equipment purchases, and maintenance are needed) and there are no future expansion plans. Fire service and police protection should continue to maintain a high level of protection for the residents and property owners of River Forest. Continued cooperation and coordination with surrounding communities further strengthens fire and police protection services to Village residents.

Moving forward, efforts to maintain and enhance public safety within the Village will be essential. This must include both identifying and addressing public safety concerns as they arise as well as efforts to foster a comfortable and welcoming environment that ensures residents feel safe in their community.

The Village should consider the following recommendations:

- Identify and install additional street lights and other lighting in areas that are dark or feel unsafe.
- Conduct regular outreach with residents to receive feedback regarding public safety concerns and educate residents about ongoing issues, improvement projects, and trends.
- Review existing information systems to ensure residents are properly educated on public safety and have access to quick information in the event of an emergency.
- Work with the business community and new development to provide coordinated/integrated surveillance and alerts systems to improve to the safety and response time for the Village's commercial and institutional areas.
- Continue fire and police personnel review of proposed new development to ensure best practices for all new development that will foster greater public safety.
- Continue working with local schools to ensure pedestrian/student safety during peak drop-off-pick-up times.

## Public Works

The River Forest Public Works Department performs and oversees various services for the improvement and maintenance of Village infrastructure and rights-of-way, and is comprised of construction and engineering, and Geographic Information Systems (GIS). The Operations Division oversees several important day-to-day functions related to forestry, streets and alleys, water and sewer, and refuse and recycling and composting. Each year the department budgets to infrastructure improvements throughout the community and identifies projects to be undertaken in the upcoming years. The department also provides helpful information to residents regarding flooding and flood prevention.

Currently, Public Works facilities, personnel, and equipment meet or exceed requirements (only scheduled equipment purchases and maintenance are needed) and there are no plans to expand. The administrative functions of the Public Works Department are housed in the Village Hall and the Public Works Garage Yard is located on Forest Avenue near the intersection of Vine Street.

As discussed elsewhere in this plan, the Village should consider the relocation of the Public Works Facility along Forest Avenue. This would allow redevelopment of the property as a new, tax-generating use and reduce impacts on the adjacent neighborhood. However, given the lack of available space and desire for economic development within River Forest, relocation would likely require a site outside the Village in a neighboring community. Understanding this limitation, the Village should actively seek an appropriate site for long-term relocation of the Public Works Facility. This should include communication with neighboring communities to identify potential sites or partnership opportunities for co-location of facilities.



## Stormwater Management

Located along the Des Plaines River, River Forest is prone to flooding, further exacerbated by the age and capacity of existing combined storm and sanitary sewers and related systems. Over the past several years, considerable rain events have highlighted the need for greater stormwater management measures to ensure that the Village can accommodate greater precipitation events, time of concentration, and higher water levels in lower lying areas. In coordination with the Village's on-going capital improvements planning, the Village should continue to identify and make necessary improvements to mitigate stormwater impacts to properties in the community, including the following recommendations:

- Continue to review the age and condition of storm sewers and related infrastructure, with a focus on identifying priority improvements projects.
- Continue to identify problem areas that should be the focus of short-term improvements projects for stormwater management.

- Update regulations to incentivize stormwater mitigation best practices as part of new development, such as raingardens, native plantings, bioswales, permeable pavement, and more.
- Coordinate with the Forest Preserves of Cook County to address flooding issues within the forest preserves and potential impacts to adjacent properties.
- In coordination with Public Works and the Sustainability Commission, develop educational materials for residents to teach about and encourage stormwater mitigation practices on residential properties, such as raingardens, native plantings, permeable pavers for driveways and patios, and installing rain barrels.
- Promote chemical-free lawn and garden care throughout River Forest, to reduce algae blooms that impede water absorption and increase risk of flooding.

## Water

The River Forest Water Distribution System is in good working condition and generally has sufficient capacity to meet current and projected needs, for both daily consumption and for fighting fires. The Village purchases Lake Michigan water from the City of Chicago. Chicago water enters the Village's system under the North Avenue and Harlem Avenue intersection and flows to a pumping station at Jackson Avenue and Berkshire Street. At the station, the water is re-chlorinated, stored in two underground reservoirs and pumped under pressure into the water mains and the Village's water tower to create an additional reserve, equalize pressure throughout the day, and reduce the burden on the water pumps.

In an effort to reduce water consumption by the Village and its residents, businesses, and institutions, the Village should work with the Sustainability Commission to develop water conservation informational materials and potential projects/programming that can be undertaken in the Village.



## Refuse, Recycling & Composting

River Forest is one of the only municipalities in the state of Illinois to offer top of the drive garbage and recycling pick up. Residential landfill and recycling are collected from alleys and top of driveways rather than the front curb. Compost is collected, for residences that subscribe, at the curb or alley way. The Village currently contracts with a private firm to collect and dispose of landfill, recycling, and compost from residences.

The Village's commitment to sustainability is reflected in the existing recycling and composting programs. Going forward, the Village should work closely with the West Cook Solid Waste Agency, its waste hauler, and the Sustainability Commission to address ways to reduce the overall amount of solid waste being sent to landfills through increasing composting services, assisting residents in proper recycling/reuse methods, and providing programs for the disposal of electronics and hazardous waste materials.

## Religious Institutions

The River Forest Community is home to several religious institutions, including St. Luke Catholic Church, St. Vincent Catholic Church, First Presbyterian Church, West Suburban Temple Har Zion, First Methodist Church, Grace Lutheran Church, and Christ Episcopal Church. These institutions are an important component of the fabric of the River Forest Community and the neighborhoods in which they are located, many contributing to the architectural and historical heritage of the community and providing opportunity, activities, and location for Village residents to come together. The Village should continue to work with these institutions as they seek to improve, expand, and evolve to better serve the community, in manner that minimizes any negative impact of parking, traffic, or other activity on the surrounding areas.





# 10 Implementation

River Forest Forward is a foundation for future decision-making related to land use, development, and community improvement, and is intended to direct action within River Forest that supports the established vision and core community principles. Implementation will be critical to this effort, ensuring that the goals, objectives, and recommendations of the Comprehensive Plan foster positive momentum and continue to elevate River Forest as one of the best communities in the country.

This process will require the cooperation of a diverse range of organizations and stakeholders, including Village staff, elected and appointed officials, public agencies, the local business community, property owners, developers, and residents. Working cooperatively, these groups will be essential to realizing the Village's vision for its future.

## Use the Plan on a Day-to-Day Basis

The Comprehensive Plan should be used daily as the official policy guide for planning decisions made by Village staff, Plan Commission, Development Review Board, Economic Development Commission, Village Board, and other boards and commissions. It should be used as a primary resource to assist with policy formation, prospective projects, development proposals, and planning initiatives, ensuring that future decisions are in line with the Village's set goals. Further, service providers and partner organizations should be encouraged to use the Comprehensive Plan when considering new development, facilities, infrastructure updates, and programming within their parameters. The Plan should be used to:

- Evaluate and shape policies and regulations;
- Work with partner agencies and service providers;
- Review and evaluate development proposals;
- Prioritize public expenditures; and
- Encourage private sector investment; and;
- Ensure new facilities, infrastructure and programming align with the Plan.

To promote regular utilization of the Plan, the Village should:

- Post the Comprehensive Plan document on the Village website and make it available in hardcopy at the River Forest Public Library for easy public access.
- Educate the public about how the Plan is connected to development projects and other proposals occurring within the Village.
- Provide guidance to the Village Board and other boards and commissions in the administration, interpretation, and continuous application of the Plan.
- Meet with key department heads and officials to explain the purpose, importance, and benefits of the Plan.
- Provide an 'orientation' for new staff, officials, and board members which highlights key take ways and major goals of the Comprehensive Plan which are essential to local policy and initiatives.
- Maintain a list of possible amendments, issues, or needs which may be the subject of change, addition, or deletion from the Plan.
- Coordinate with and assist the Village Board in the Plan amendment process as necessary.
- Where appropriate, implement plan recommendations on a trial basis and solicit resident input and enhance resident participation throughout the implementation process.

## Action Plan

The Action Plan identifies critical next steps to assist the Village in implementing the River Forest Forward Comprehensive Plan. These steps focus on the incorporation of the Comprehensive Plan as a primary resource for planning efforts and policy decisions within River Forest. The Action Plan also establishes a foundation for implementation of the goals, objectives, and recommendations of River Forest Forward over the next 10-20 years.

## Integrate with Capital Improvement Program (CIP)

Long-term infrastructure needs should be mapped out, funded, and aligned with the Comprehensive Plan. The Village of River Forest's Capital Improvements Plan includes a variety of investments and planned projects and establishes schedules and priorities for all public improvement projects within the Village.

The CIP is typically used to schedule the implementation of specific projects related to the Comprehensive Plan, particularly the restoration and upgrading of existing infrastructure, utilities, and Village facilities. As planned projects are completed and funding sources emerge, the CIP should be revised to include new projects, cost estimates, and priorities.

As financial resources in River Forest will always be limited and public dollars must be spent wisely, the Village should continue to use the CIP to provide the most desirable public improvements and stay within budget constraints.

## Develop & Maintain Partnerships

Given River Forest's regional position, it is essential that the Village develops and maintains partnerships with a wide variety of groups and organizations. Facilitating regular communication and cooperation with partners will support implementation of the Comprehensive Plan and identify opportunities to work collaboratively toward mutual interests. Further, it will facilitate a greater regional perspective in how issues are addressed in the area.

River Forest already has a wide variety of partnerships which should be maintained in the future. Possibilities for new partnerships with organizations and agencies should be identified by the Village to aid in the implementation of the Comprehensive Plan. This should include neighboring municipalities, regional and state agencies, school districts, neighborhood groups, the local business community, and other groups with a vested interest in River Forest.

The Village should continue to partner with or explore new opportunities with the following groups:

- River Forest Park District
- River Forest Public Library
- River Forest Township
- Cook County
- Forest Preserve of Cook County
- River Forest School District 90
- Oak Park River Forest High School District 200
- Dominican University
- Concordia University
- City of Chicago
- City of Oak Park
- Village of Elmwood Park
- Village of Forest Park
- Village of Maywood
- Village of Melrose Park
- Illinois Department of Transportation
- Metra
- Chicago Transit Authority (CTA)
- Pace
- Oak Park-River Forest Chamber of Commerce
- Metropolitan Water Reclamation District of Greater Chicago
- Union Pacific Railroad

## Maintain Public Communication

River Forest Forward and the comprehensive planning process were directly guided by the input of residents. This included public workshops, visioning sessions, stakeholder interviews, focus group discussions, online questionnaires, an interactive mapping tool, and other methods to engage with residents, businesses, property owners, local officials, and community stakeholders. In addition to supporting the planning process, these outreach efforts helped to foster stewardship for the Comprehensive Plan and communicate the importance of planning within River Forest.

Moving forward, the Village should build upon this foundation by maintaining public communication to support implementation and future planning efforts. This should include regular correspondence with the public, such as online updates, announcements of major project achievements, and newsletters including information about planning and development efforts. In addition, the Village should maintain an avenue for residents and stakeholders to offer feedback and ask questions about planning initiatives and ongoing projects.

## Reviewing and Updating the Plan

It is important to emphasize that the Comprehensive Plan is not a static document. If community attitudes change or new issues arise that are beyond the scope of the current Plan, the Plan should be revised and updated accordingly.

The Village should regularly undertake a systematic review of the Plan every five years, and revise and update the Plan accordingly. The Village should also maintain a public list of potential amendments, issues, or needs. Ideally, this review should coincide with the preparation of the Village's budget and Capital Improvement Program and the preparation of an annual action agenda. In this manner, recommendations or changes relating to capital improvements or other programs can be considered as part of the commitments for the upcoming fiscal year. Routine examination of the Plan will help ensure that the planning program remains relevant to community needs and aspirations.

## Measure Progress

A key element of implementation will be measuring progress in achieving the goals and objectives set forth in the River Forest Forward Comprehensive Plan. This will assist with reviewing the success of planning initiatives and projects, inform additional implementation efforts, and provide a meaningful understanding of when core goals have been achieved. To assist with measuring progress, performance metrics have been developed that identify potential metrics, desired trends, and proposed data resources organized by the goals of the Comprehensive Plan. The metrics are not meant to signify when an objective has been achieved but rather direct preferred trends that demonstrate positive change while encouraging continued improvement over the life of the Plan.

## Regulatory Strategy Framework

The Comprehensive Plan sets forth policies regarding the use and development of land within the Village and establishes guidelines for the quality, intensity, and overall character of future development. The Comprehensive Plan's policies and guidelines should inform amendments and updating of the Village's zoning ordinance to ensure consistency. Zoning should be used as a tool by the Village to implement planning objectives.

The Comprehensive Plan should be used as a guide to amend zoning regulations with regard to use, height, setbacks, orientation, and overall development character. While the primarily single-family detached residential neighborhoods are anticipated to see little change, the Village's perimeter corridors and Lake Street Corridor are anticipated to face significant development pressure in the next 10-20 years. To that end, the Village's commercial and mixed-use zoning districts will likely need to be amended to better accommodate and direct appropriate and desirable redevelopment to strengthen the Village's tax base and provide the goods, services, amenities, and housing options to meet the needs of current and future residents.

## Commercial/Mixed-Use Corridors

Consideration should be given to increasing the maximum height allowed in the Village's commercial districts because: 1) the Village desires reinvestment and targeted redevelopment along its primary corridors and contemporary development is difficult to accommodate with current standards; 2) each of the Village's commercial/mixed-use areas has existing buildings taller than the maximum commercial height currently permitted; and 3) via the planned development process, for desirable development that meets the standards of the planned development process, the Village regularly approves building heights in excess of the underlying zoning regulations.

The building heights and number of stories identified below assumes a 12' first floor, 10' upper floors, and a 5' parapet. The actual height of proposed buildings will vary based on intended use and building style/design. Consideration should be given to exploring amending appropriate building heights along the Village's primary commercial/mixed-use corridors as followings:

| Commercial Area               | Possible New Max. Stories/Bldg. Height | Existing Max. Height |
|-------------------------------|--|----------------------|
| Madison Street                | 4 stories/50 ft                        | 30 ft                |
| North Avenue                  | 5 stories/60 ft                        | 50 ft                |
| Harlem Avenue                 | 5 stories/60 ft                        | 30 ft                |
| Lake Street (east of Lathrop) | 6 stories/70 ft                        | 50 ft                |
| Village Center Area           | 6 stories/70 ft                        | 50 ft                |

## Development Standards of General Applicability

Many standards in the zoning ordinance are considered "development standards of general applicability" and are not necessarily district specific. These standards are among the ones most in need of updating and include: upper floor setbacks, landscaping, screening and buffering, and parking. As development and market trends, and construction techniques have changed over time, so have the standards that effectively regulate such investment.

## Signage

Based on a relatively recent Supreme Court decisions (Reed v. Gilbert), the Village's sign code is in need of updating. The overall character, size, placement, and type of sign in River Forest is addressed in an appropriate manner, but content-based regulation in the sign code must be eliminated. Although a relatively straightforward matter, it should be taken as an opportunity to revisit the sign code in its entirety.

## Emerging Technologies

The integration of sustainable best practices has caused a need to update zoning ordinances to better accommodate and regulate components such as solar and wind applications, bioswales and other green infrastructure design, permeable surface materials in lot coverage and stormwater calculation, and more. With River Forest's commitment to environmental stewardship, the zoning ordinance is in need of updating to reflect national best practices.

## Uses

The River Forest zoning ordinance use table is in need of updating. Certain listed uses are not relevant in the Village, while other uses that should be defined and regulated are omitted from the ordinance. The use table should be amended to reflect appropriate permitted and special uses, and clarify uses that are or should not be permitted in the Village. In addition to uses, the standards to which certain uses must abide should also be updated.

## Planned Development Process

Although it has been used effectively as a means by which to accommodate, evaluate, improve, and approve of development in the Village, the Plan Development process should be reviewed and amended if necessary to ensure the fair certainty, clarity, efficiency, and effectiveness of the process from the perspective of the resident, developer, and the Village.

## Regional Cooperation

River Forest is located at the center of the Chicago region, providing residents with access to the benefits of a vast urban area. While River Forest provides high quality services and amenities, the size and built-out footprint of the community limit the Village's ability to effectively address some issues and community needs. However, many of these challenges are shared regionally with other municipalities, including the Village's direct neighbors. This provides an opportunity for River Forest to partner with adjacent municipalities, interjurisdictional groups, and other organizations in addressing shared issues. The Village should consider the following recommendations to establish potential partnerships and foster greater regional cooperation:

- Establish a schedule of reoccurring meetings with key partners to review emerging trends and issues, share long-term goals, and identify opportunities for partnership and cooperation. Key groups should include Chicago Metropolitan Agency for Planning (CMAP), Cook County, the Forest Preserves of Cook County, IDOT, the City of Oak Park, and other adjacent municipalities.
- Partake and have active involvement in regional projects that will affect the community.

- Partner with IDOT and adjacent municipalities to address the movement and distribution of traffic through the area, accounting for how roadways function from a larger regional perspective instead of as individual segments within specific municipalities. This should also include working cooperatively to improve pedestrian and bicycle safety along the primary corridors running through and adjacent to the Village.
- Partner with Forest Preserves of Cook County and adjacent municipalities to connect existing trails and bicycle routes and create a regional system that connects residents to key destinations. This should include extension of the Des Plaines River Trail to the area.
- Encourage greater participation in the Oak Park-River Forest Chamber of Commerce to strengthen River Forest's representation and ensure the Village's economic goals are prioritized.

## Potential Funding Sources

The following is a review of potential funding sources that the Village could pursue to support implementation of the Comprehensive Plan. It is important to note that funding sources are subject to change over time. As such, the Village should continue to research and monitor grants, funding agencies, and programs to identify deadlines, funding specifications, and new opportunities as they become available. These programs are organized by funding category, which include:

- General Economic Development
- Transportation & Infrastructure
- Parks, Trails & Open Spaces

### General Economic Development

#### Tax Increment Finance (TIF)

The purpose of TIF funding is to incentivize and attract desired development within key commercial areas. TIF dollars are typically used for infrastructure, streetscaping, public improvements, land assemblage, and offsetting the cost of development. TIF utilizes future property tax revenues generated within a designated area or district to pay for improvements and further incentivize continued reinvestment.

The Village presently has two TIF districts: one along Madison Street, extending from Thatcher Avenue to Lathrop Avenue, and a second recently established along North Avenue, extending from Thatcher Avenue to Harlem Avenue.

## Special Service Area (SSA)

A Special Service Area (SSA) provides a means of funding improvements and programs within a designated area. In an SSA, a small percentage is added to the property tax of the properties within the defined service area. The revenue received from this targeted increase is channeled back into projects and programs benefiting those properties.

SSA funded projects can include district marketing and advertising assistance, promotional activities and special events, streetscape and signage improvements, and property maintenance services. SSA's can also be used to fund various incentives and tools such as small business loan funds or façade improvement programs.

## Business Development District (BDD)

Authorized by the State of Illinois, municipalities may establish Business Development District (BDD) in specific areas. These allow the municipality to levy up to an additional 1% retailers occupation tax, 1% hotel tax, and 1% sales tax on properties in the district. These funds are then utilized to support improvements within the district in accordance with a business district development or redevelopment plan.

## Incubators

Business incubators provide low-cost space and specialized support to small companies. Such services might include administrative consulting, access to office equipment and training, and assisting in accessing credit. Incubators are typically owned by public entities such as municipalities or economic development agencies who then subsidize rents and services with grants. In addition to job creation and generating activity, the goal is to facilitate growth and expansion of startup businesses within an area.

## Sales Tax Rebate

A sales tax rebate is a tool typically used by municipalities to incentivize business to locate to a site or area. The rebate is offered as a percentage of the annual sales tax revenue generated by the establishment and is often tied to benchmarks such that as sales volume increases, so too does the proportion of the rebate. Sales tax rebates have proven effective in attracting new businesses and encouraging redevelopment and renovation.

## Tax Abatement

A property tax abatement is a versatile tool that can be applied to address a wide range of community issues. Property tax abatements are typically used as an incentive to attract business and revitalize the local economy. In the State of Illinois, municipalities and other taxing districts can abate any portion of the tax that they individually levy on a property. The period of tax abatement on a given property can be no longer than 10 years and the total combined sum of abated taxes for all taxing districts cannot exceed \$4 million over that period. A taxing district can administer the abatement by one of two methods: 1) lowering the tax rate; or 2) initiating a property tax freeze where the property is taxed based on a pre-development assessed value.

In some circumstances municipalities can also petition the County to lower a property's assessment. For example, a commercial property could be assessed at a percentage equivalent to that of a residential property. This is an effective means of lowering a property tax bill; however, it should be noted that this method impacts all taxing districts and not just the district making the request.

## Payment in Lieu of Taxes (PILOT)

Payment in Lieu of Taxes (PILOT) is a tool similar to tax abatement. The Village can use PILOT to reduce the property tax burden of a desired business for a predetermined period. In this instance, the Village and property owners will agree to the annual payment of a set fee in place of property taxes. Payments are generally made in the form of a fixed sum, but they may also be paid as a percentage of the income generated by a property.

In addition, PILOT can be a means of reducing the fiscal impact on the Village of a nonprofit, institutional use, or other non-taxpaying entity location on a key site. While such uses can be desirable as activity generators, they can also negatively impact municipal services because they do not pay taxes. Provisions can be made to offset that negative impact by allowing the Village to be compensated for at least a portion of the revenue that would otherwise be collected in the form of property tax.

## On-Site & Façade Improvement Programs

The purpose of an On-Site Improvement Program would be to assist current property owners in upgrading their existing parking lots and installing onsite landscaping. The program would apply to such things as improvements to surface parking areas, privately owned open space, and other areas not directly related to façade features. This could function separately or in conjunction with a Façade Improvement Program.

The purpose of a Façade Improvement Program is to encourage projects that contribute to the economic revitalization and character of an area by providing financial and technical assistance for façade improvements. Building façades, both individually and collectively, create a strong first impression of an area. By implementing a Façade Improvement Program, current property owners are provided an opportunity to improve their outdated or failing structures without having to relocate.

## Historic Preservation Tax Credits

The U.S. government offers two federal income tax credits that can facilitate restoration and rehabilitation of historic and/or old buildings. The credits are:

- 20% Federal Tax Credit. A 20% income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be “certified historic structures.” The State Historic Preservation Offices and the National Park Service review the rehabilitation work to ensure that it complies with the Secretary’s Standards for Rehabilitation. The Internal Revenue Service defines qualified rehabilitation expenses on which the credit may be taken. Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit.
- 10% Federal Tax Credit. The 10% tax credit is available for the rehabilitation of non-historic buildings placed in service before 1936. The building must be rehabilitated for non-residential use. In order to qualify for the tax credit, the rehabilitation must meet three criteria: at least 50% of the existing external walls must remain in place as external walls, at least 75% of the existing external walls must remain in place as either external or internal walls, and at least 75% of the internal structural framework must remain in place.

## Transportation & Infrastructure

### Fixing American's Surface Transportation (FAST) Act

The FAST Act, a five-year transportation reauthorization bill, was established in December 2015 as a replacement for the Moving Ahead for Progress in the 21st Century (MAP-21) Act. The FAST Act, which is implemented and administered by the Federal Highway Administration (FHWA), aims to improve infrastructure, provide long-term certainty and increased flexibility for states and local governments, streamline project approval processes, and encourage innovation to make the surface transportation system safer and more efficient. It authorizes \$305 billion through 2020 for highways, vehicle safety, motor carrier safety, rail, public transportation, hazardous materials safety, and technology, research, and statistics programs.

### Illinois Transportation Enhancement Program (ITEP)

The Illinois Department of Transportation (IDOT) administers ITEP and has funded projects including bicycle and pedestrian facilities, streetscaping, landscaping, historic preservation, and projects that control or remove outdoor advertising. In the past, federal reimbursement has been available for up to 50% of the costs of right-of-way and easement acquisition, and 80% of the costs for preliminary engineering, utility relocations, construction engineering, and construction costs.

### Safe Routes to Schools (SRTS)

SRTS program has provided funding for the planning, design, and construction of infrastructure related projects that will substantially improve the ability of students to walk and bike to school. SRTS projects are funded at 100% match with no local match required, with a funding limit of \$200,000 for infrastructure projects and \$50,000 for non-infrastructure projects. Eligible applications include:

- Sidewalk improvements;
- Traffic calming and speed reduction improvements;
- Pedestrian and bicycle-crossing improvements;
- On-street bicycle facilities;
- Off-street bicycle and pedestrian facilities;
- Secure bicycle parking system; and,
- Traffic diversion improvements in the vicinity of schools.

### Congestion Mitigation & Air Quality Improvement Program (CMAQ)

CMAP is the administrator of CMAQ program funds for the northeastern Illinois region. CMAP has supported a wide range of projects through the CMAQ program including improvements to bicycle facilities, transit facilities, intersections, sidewalk improvements, and signal timing. Funds have also been used to make transportation improvements to eliminate traffic bottlenecks, limit desired emissions, and to create promotional campaigns to enhance use of transit and bicycles. As a result of changes made to the program under the FAST Act adopted in 2015, vehicle-to-infrastructure technology projects are also eligible for CMAQ funding.

### Surface Transportation Block Grant Program (STBGP)

STBGP funds are allocated to coordinating regional councils to be used for roadway and roadway related items. The Chicago Metropolitan Agency for Planning (CMAP) delegates funds to regional councils and selects projects based on a ranking scale that takes into account the regional benefits provided by the project among other factors. STBGP funds may be used for a variety of project types including roadway rehabilitation, reconstruction and restoration, widening and adding lanes; intersection improvements, traffic signage improvements, and green infrastructure funding.

## **Surface Transportation Program (STP) Set-Aside**

STP Set-Aside is a sub-program of the Surface Transportation Block Grant Program which provides funding for non-motorized transportation projects. Projects range from on-street bike facilities to multi-use paths and sidewalk infill programs to Safe Routes to School projects. STP Set-Aside funds are administered by CMAP through a formal application process.

## **Parks, Trails & Open Spaces**

### **Illinois Department of Natural Resources (IDNR)**

IDNR administers several grants-in-aid programs to help municipalities and other local agencies provide a number of public outdoor recreational areas and facilities. The programs operate on a cost reimbursement basis to a government or non-for-profit organization. Local governments can receive one grant per program per year, with no restrictions on the number of local governments that can be funded for a given location. IDNR grants are organized into three major categories: Open Space Land Acquisition and Development (OSLAD); Boat Access Area Development (BAAD); and the Illinois Trails Grant Program.

### **Illinois Trails Grants Program**

The Illinois Trail Grant Programs is composed of five grant programs that provide financial assistance for the acquisition, development, and occasional maintenance of trails for public recreation uses. These programs include the Bike Path Program, the Local Government Snowmobile Program, the Snowmobile Trail Establishment Fund, the Off-Highway Vehicle (OHV) Program, and the Federal Recreational Trails Program.

### **Open Space Land Acquisition & Development (OSLAD)**

The OSLAD program awards up to 50% of project costs up to a maximum of \$750,000 for acquisition and \$400,000 for development/renovation of recreational facilities such as playgrounds, outdoor nature interpretive areas, campgrounds and fishing piers, park roads and paths, and beaches.

### **Land & Water Conservation Fund (LWCF)**

The Illinois Land & Water Conservation Fund program (LWCF), similar to OSLAD, provides grants to municipalities, counties, and school districts to be used for outdoor recreation projects. Projects require a 50% match. All funded projects are taken under perpetuity by the National Park Service and must only be used for outdoor recreational purposes. LWCF expired as of October 2018; however, it is currently under discussion of being reinstated and could be a viable funding source in the future.

### **Illinois Bicycle Path Program**

The Illinois Bicycle Path Program is a grant program administered by IDNR that provides funding assistance up to 50% to acquire and develop land for public bicycle path purposes. Funded by a percentage of vehicle title fees, maximum grants awards are limited to \$200,000.

## Action Matrix

The Action Matrix presents a list of implementation strategies, policies and recommendations formulated within River Forest Forward. The matrix is intended to assist Village staff and elected and appointed officials with prioritizing implementation activities and projects over the life of the plan. In addition, the matrix allows the Village to approve specific, actionable items on an annual basis and evaluate progress based upon completed implementation strategies.

As such, the matrix is provided under separate cover as a compendium document that will be regularly reviewed and update by Village staff as implementation occurs. The Action Matrix should not be considered a finite list of actions to be undertaken, as additional initiatives and project will likely be identified over the life of the Plan. Rather, the Action Matrix should be used as a tool to assist the Village in better identifying and tracking implementation success over time.

**Note: The Action Matrix is provided under separate cover as a compendium document to River Forest Forward, and is on file with the Village of River Forest.**

The Action Matrix offers a brief description of each project and indicates the following:

## Potential Funding

Funding sources outlined in the Potential Funding Sources section of this Plan are allocated to actions that may qualify for each opportunity. The Village should continue to search for additional grants, funding agencies, and programs and keep track of deadlines and changes to requirement.

## Lead Boards/ Commissions

The Action Matrix identifies the appropriate Board or Commission that should take a lead role in undertaking an identified action. Although it may be necessary to involve several boards and commissions, as well as Village departments and other community stakeholders, many implementation actions will require particular boards or commissions taking the lead. The following boards and commissions are identified as abbreviated within the matrix:

- VB=Village Board
- DRB=Development Review Board
- ZBA=Zoning Board of Appeals
- PC=Plan Commission
- EDC=Economic Development Commission
- TSC=Traffic & Safety Commission
- HPC=Historic Preservation Commission
- SC=Sustainability Commission

## Priority Level

Priority is assigned with consideration for the cost, ease of implementation, and importance. Each strategy in the Action Matrix is indicated with one of the following:

- Priority 1: Near-term, low-cost, easier to implement, critical
- Priority 2: Mid-term, essential
- Priority 3: Long-term, desirable

## Ease of Implementation

The ease of implementation is indicated by a traditional grade scale from A to F, with A being easiest to implement and F being most difficult to implement. This category is a collective indicator of the anticipated level of effort by responsible parties, estimated cost, budget opportunities, and general stakeholder interest.

# RIVER FOREST FORWARD

— A VISION FOR OUR FUTURE —



## Village of River Forest **ACTION MATRIX**

Draft Plan

March 18, 2019

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| Action Matrix                               |  |                                  |                         |          |      |
|---|--|----------------------------------|-------------------------|----------|------|
| #   | Action   | Potential Funding                | Lead Boards/Commissions | Priority | Ease |
| <b>Chapter 4: Residential Neighborhoods</b> |  |                                  |                         |          |      |
| 3.01  | Apply the land use designations of the Land Use Plan to guide future development and investment within River Forest.   |                                  | VB/DRB                  | 1        | A    |
| 3.02  | Ensure any future actions regarding land use and development take into consideration the significance of the Village's rich architectural history.   |                                  | VB/DRB/HPC              | 1        | A    |
| <b>Chapter 4: Residential Neighborhoods</b> |  |                                  |                         |          |      |
| 4.01  | Preserve and enhance the unique character of River Forest's single-family detached neighborhoods.  |                                  |                         | 1        | A    |
| 4.02  | Continue to monitor new development to ensure that changes are sensitive to and reflective of existing Village character and the architectural diversity, for which River Forest is known.                                       |                                  | VB/DRB                  | 1        | A    |
| 4.03  | Hold new multi-family residential developments to high standards and ensure they reflect the overall character of the community.   | TIF, LIHTC, HTC                  | VB/DRB                  | 1        | B    |
| 4.04  | "Prepare and adopt an Affordable Housing Plan that meets state requirements."  |                                  | VB                      | 1        | B    |
| 4.05  | "Identify where residential and commercial area adjacency is problematic and examine ways to facilitate the use of buffering and screening techniques."  | SSA, TIF, BDD                    | PC                      | 3        | B    |
| 4.06  | Revise the Village's landscape ordinance to require enhanced screening and consider an amortization schedule to ensure compliance within a set time frame.   |                                  | PC/ZBA                  | 2        | A    |
| 4.07  | Promote native plants due to their durability, drought resistance, flood mitigation, and 4-season landscape.   | On-site Improvement Program      | SC                      | 3        | A    |
| 4.08  | Make key intersection and pedestrian crossing improvements to enhance the safety and walkability of the neighborhoods.   | FAST, CMAQ, STBGP                | TSC                     | 2        | D    |
| 4.09  | Prioritize implementation of the recently completed Safe Walking Routes to School (SWRTS) study recommendations that identify several safety improvements focused on the areas around the community's schools.                   | SRTS, CMAQ, STBGP                | TSC                     | 1        | C    |
| 4.10  | Consider requiring any construction work on the designated Significant Properties to be reviewed by the Historic Preservation Commission.  |                                  | VB/HPC                  | 2        | A    |
| 4.11  | Consider working cooperatively with the Park District and Library in forming a joint Aging in Place Committee focused on ensuring River Forest remains at the forefront of providing a high quality of life for aging residents. |                                  | VB                      | 1        | A    |
| 4.12  | Encourage the utilization of green infrastructure systems to further mitigate flooding in the neighborhoods.   | STBGP, CMAQ                      | SC                      | 2        | D    |
| 4.13  | Identify changes in the Village zoning ordinance and building codes that would accommodate and possibly incentivize the use of permeable surfaces and on-site stormwater mitigating installations.                               | On-Site Improvement Program, BDD | PC/ZBA/SC               | 2        | B    |
| 4.14  | "Protect and preserve parkway trees by continuing its parkway tree program to ensure existing parkway trees are replaced with a variety of species."   |                                  | SC                      | 3        | C    |
| <b>Chapter 5: Commercial Areas</b>          |  |                                  |                         |          |      |
| 5.01  | Consider constructing cul-de-sacs on a case-by-case basis as a potential way of accommodating desirable development.   | BDD, SSA, TIF                    | TSC/DRB                 | 3        | E    |
| 5.02  | Identify properties within the Village Center Commercial area for the development of public parking to serve the existing businesses and future development of the area.   | BDD, SSA, TIF                    | VB                      | 1        | C    |
| 5.03  | Implement the same streetscape enhancement program along the Lake Street Corridor to all commercial areas to establish a unique and defining aesthetic for River Forest.   | BDD, SSA, TIF                    | VB                      | 2        | E    |
| 5.04  | Update and revise the zoning ordinance to better reflect the desired character for the different commercial areas.   |                                  | PC/ZBA                  | 1        | B    |

VB=Village Board DRB=Development Review Board ZBA=Zoning Board of Appeals PC=Plan Commission EDC=Economic Development Commission TSC=Traffic & Safety Commission HPC=Historic Preservation Commission  
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| Action Matrix |  |                   |                         |          |      |
|---------------|--|-------------------|-------------------------|----------|------|
| #             | Action   | Potential Funding | Lead Boards/Commissions | Priority | Ease |
| 5.05          | Monitor mobility and parking trends over time, including ride sharing, autonomous vehicles, electric vehicles, and more, and adjust parking standards accordingly to best accommodate the needs of the Village.  |                   | TSC/SC                  | 3        | B    |
| 5.06          | Provide a sufficient number of well-designed and appropriately located bicycle racks in order to accommodate and support cyclists and bicycle traffic generated by residents, shoppers, employees, and visitors.   | STBGP, CMAQ, STP  | TSC                     | 2        | C    |
| 5.07          | Monitor the use of bike racks on a regular basis to ensure an appropriate number is being provided.  |                   | TSC                     | 2        | B    |
| 5.08          | Provide public parking to better accommodate business owners, employees, customers, and commuters in the Village Center Area.  | BDD, SSA, TIF     | VB                      | 2        | E    |
| 5.09          | Assess the current parking requirements in the zoning ordinance and amend standards as appropriate.  |                   | PC/ZBA                  | 1        | B    |
| 5.10          | Provide bicycle racks in the Village Center Area, appropriately located in the right-of-way or as part of public parking lots.   | STBGP, CMAQ, STP  | TSC                     | 2        | C    |
| 5.11          | Whenever possible, utilize appropriate permeable surface materials and green infrastructure and stormwater management practices in commercial parking lots.  | STBGP, CMAQ, STP  | SC                      | 3        | E    |
| 5.12          | Consider the application of the Commercial Design Guidelines to all commercial development in the Village.   |                   | PC/ZBA                  | 2        | B    |
| 5.13          | Work with local economic development partners, including the Oak Park-River Forest Chamber of Commerce, to attract, retain and expand business success in the River Forest area.   | BDD, SSA, TIF     | EDC                     | 1        | F    |
| 5.14          | Fully leverage the River Forest Economic Development Commission (EDC) as part of its focused effort to attract desirable business and new development to the Village.  |                   | EDC                     | 2        | C    |
| 5.15          | Continue to identify opportunities in the Village, seek out potential "partners" who might be interested in River Forest development, and provide information and support in a manner that continues to make the Village a business-friendly community.  | BDD, SSA          | EDC                     | 2        | B    |
| 5.16          | Utilize the expertise of the EDC to develop and implement a strategic marketing and recruitment plan for targeted business areas of the Village, as well as develop strategies to reduce the cost of doing business in River Forest and enhance the Village's position within the competitive landscape. | BDD, SSA          | EDC                     | 2        | B    |

## Chapter 6: Corridor Framework Plans

|      |   |                                       |     |   |   |
|------|---|---------------------------------------|-----|---|---|
| 6.01 | Coordinate with Elmwood Park, Oak Park, and Forest Park on initiatives to improve the appearance, functionality, economic vibrancy, and overall success of the North Avenue, Harlem Avenue, and Madison Street corridors. |                                       |     | 1 | B |
| 6.02 | Consider cooperative arrangement with the Township, Park District, and/or Village to expand the River Forest Community Center.  |                                       | VB  | 1 | F |
| 6.03 | Consider relocating the public works facility and redeveloping the site, if an appropriate location for the public works facility could be identified and the facility moved.   | BDD, SSA, TIF                         | VB  | 1 | F |
| 6.04 | Explore an improved parking configuration for parking along North Avenue to improve the safety and appearance of the area.  | On-site Improvement Program, TIF, BID | TSC | 3 | D |
| 6.05 | Further augment the Village Center Area parking by providing public parking lots in appropriate locations in the areas between the Lake Street fronting businesses and the multi-family development to the south.         | BDD, SSA, TIF                         | VB  | 2 | E |
| 6.06 | Install bicycle racks at key locations to accommodate cyclists and promote a bike-friendly environment.   | STBGP, CMAQ, STP                      | TSC | 3 | D |
| 6.07 | Provide clearly marked pedestrian crosswalk along Hawthorne Avenue by the Metra Station.  | FAST, CMAQ, STBGP                     | TSC | 1 | E |
| 6.08 | Improve the condition of the platform, staircases, and tunnel at the Metra Station.   |                                       |     | 2 | E |

## Chapter 7: Transportation & Mobility

|      |   |                   |     |   |   |
|------|---|-------------------|-----|---|---|
| 7.01 | Develop and adopt a local Complete Streets Policy ordinance, establishing a clear emphasis and dedication to designing streets for all users. |                   | TSC | 1 | B |
| 7.02 | Work with IDOT on alternatives to widening North Avenue to preserve the parking lane for commercial businesses.                               | FAST, ITEP, STBGP | TSC | 1 | D |

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SC=Sustainability Commission

| Action Matrix |  |                   |                         |          |      |
|---------------|--|-------------------|-------------------------|----------|------|
| #             | Action   | Potential Funding | Lead Boards/Commissions | Priority | Ease |
| 7.03          | Work with IDOT to best manage and schedule short- and long-term projects along North Avenue and Harlem Avenue in a manner that reduce impacts to local roadway capacity.   | FAST, ITEP, STBGP | TSC                     | 2        | D    |
| 7.04          | Coordinate with CMAP, IDOT, and other regional partners to consider the short- and long-term impacts of expressway projects in the area and identify potential projects to address capacity issues in the Village.               |                   | TSC                     | 3        | C    |
| 7.05          | Regularly review roadway capacity along collector and local roadways to identify problem areas and address shifts in how drivers move through the community over time.   |                   | TSC                     | 1        | B    |
| 7.06          | Continue to monitor truck traffic within the Village and direct truck movement away from residential areas, with a particular focus on commercial uses along Lake Street.  |                   | TSC                     | 2        | B    |
| 7.07          | Interconnect traffic signals to allow for progressive traffic flow along Lake Street.  | FAST, ITEP, STBGP | TSC                     | 3        | C    |
| 7.08          | Replace all yield control and uncontrolled intersections with all-way stop control, including the yield control at Thatcher Avenue and Hawthorne Avenue.   | FAST, ITEP, STBGP | TSC                     | 2        | D    |
| 7.09          | Monitor parking conditions and make adjustments to the street parking regulations as best serves the residents, businesses, and institutions of the Village.   |                   | TSC/PC/ZBA              | 2        | B    |
| 7.10          | Consider a more detailed parking study of the commercial corridors.  |                   | TSC                     | 1        | B    |
| 7.11          | Work with the Sustainability Commission to research and consider incorporation of services and technologies, such as electric cars and car-sharing, in River Forest.   |                   | SC                      | 3        | B    |
| 7.12          | Coordinate with Metra to ensure quality of UP-W Line service within River Forest, including considerations for long-term impacts based on ridership increases, such as parking capacity and nuisances to adjacent neighborhoods. |                   | VB/TSC                  | 2        | D    |
| 7.13          | Improve pedestrian safety and the River Forest Metra station by installing highly visible pedestrian crosswalks that safely accommodate the high volume of commuters accessing the station on foot.                              | FAST, ITEP, STBGP | TSC                     | 1        | D    |
| 7.14          | Work with CTA to identify potential barriers to ridership and methods to better leverage these services to support economic development in River Forest.   |                   | VB/EDC                  | 3        | B    |
| 7.15          | Coordinate with Pace to explore additional infrastructure improvements that will improve the rider experience and encourage ridership.   | FAST, ITEP, STBGP | TSC                     | 3        | C    |
| 7.16          | Remain actively involved in planning and implementation of the PULSE BRT service.  | FAST, ITEP, STBGP | TSC                     | 1        | A    |
| 7.17          | Concentrate efforts on maintaining the quality and upkeep of sidewalks, including regularly identifying necessary sidewalk repairs and upgrades, particularly as part of larger roadway capital improvement projects.            | FAST, ITEP, STBGP | TSC                     | 1        | B    |
| 7.18          | Work with IDOT to upgrade the parallel-line markings at these crosswalks to high-visibility "ladderstyle" markings.  | FAST, ITEP, STBGP | TSC                     | 2        | C    |
| 7.19          | As discussed in the Village's Safe Walking Routes to School study, improve all uncontrolled and yield-controlled intersections with stop controls and ladder-style crosswalks.   | SRTS, CMAQ, STBGP | TSC                     | 2        | D    |
| 7.20          | Actively seek connections to both regional trail systems, working cooperatively with the Forest Preserve of Cook County and other potential partners.  | ITGP, IBPP        | VB/SC/TSC               | 1        | E    |
| 7.21          | Partner with adjacent municipalities, particularly Oak Park, to consider related trail extension projects.   |                   | TSC                     | 2        | B    |
| 7.22          | Actively seek full implementation of the Bicycle Plan to provide and support a comprehensive system for bicycle mobility in River Forest.  | ITGP, IBPP        | TSC                     | 1        | E    |
| 7.23          | Continue to coordinate with the UP Railway in reducing nuisances to adjacent residential areas.  |                   | VB                      | 3        | B    |
| 7.24          | Work with Metra and the UP railway to make necessary improvements, including improvements to railway overpasses.   |                   | VB                      | 3        | C    |
| 7.25          | Install high-visibility crosswalks across Central Avenue and Hawthorne Avenue at approaches to the underpasses.  | SRTS, CMAQ, STBGP | TSC                     | 2        | D    |
| 7.26          | Add in-street school crossing signs for the crosswalks.  | SRTS, CMAQ, STBGP | TSC                     | 2        | B    |
| 7.27          | Improve the overall condition and appearance of railroad viaducts in River Forest.   |                   | VB                      | 2        | E    |
| 7.28          | Continue to support and foster the mural/public art enhancements for all the viaducts from Lathrop Avenue to Thatcher Avenue.  |                   | VB                      | 2        | D    |

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| Action Matrix   |   |   |                         |          |      |
|---|---|---|-------------------------|----------|------|
| #   | Action  | Potential Funding   | Lead Boards/Commissions | Priority | Ease |
| <b>Chapter 8: Parks, Open Space &amp; the Environment</b> |   |   |                         |          |      |
| 8.01  | Coordinate to foster collaboration with the Park District as a valuable partner in addressing the community's needs and ensuring access to recreation and outdoor spaces.   |   | VB                      | 1        | C    |
| 8.02  | Work with the Park District to seek the development of additional parkland where opportunities arise.   | IDNR, OSLAD, LWCF   | PC                      | 3        | F    |
| 8.03  | Focus on improving and providing greater access to existing parks and open spaces.  | Illinois Trails Grants Program, Illinois Bicycle Path Program, IDNR, OSLAD, LWCF                        | TSC                     | 1        | C    |
| 8.04  | Coordinate with the Park District and Forest Preserve to explore opportunities to develop additional active or passive recreational amenities in the forest preserves that are open to River Forest residents.  | IDNR, OSLAD, LWCF   | VB                      | 1        | E    |
| 8.05  | Partner with local schools, universities, and other public and private organizations to make their facilities available for use by River Forest residents.  |   | VB                      | 2        | B    |
| 8.06  | Consult the Park District as a partner in maintaining and pursuing sustainability initiatives and best practices.   |   | SC                      | 1        | B    |
| 8.07  | Explore potential partnerships with the Township and the River Forest Community Center to expand programming for Village residents and the possibility of an expanded joint Community Center/Park District facility.  | IDNR, OSLAD, LWCF   | VB                      | 2        | E    |
| 8.08  | Work with the Park District to explore the feasibility and impact of relocating the Park District Equipment Facility to another location, including the potential of consolidating the equipment facility with the River Forest Public Works Garage facility or other Village-owned site. | BDD, SSA, TIF   | VB                      | 2        | F    |
| 8.09  | Coordinate with the Forest Preserve to explore potential sidewalk and trail connections between the Village's sidewalk system, designated streets, and the forest preserves.  | Illinois Trails Grants Program, Illinois Bicycle Path Program, IDNR, OSLAD, LWCF, STP, CMAQ, SRTS, ITEP | VB/TSC/SC               | 1        | D    |
| 8.10  | Coordinate with the Forest Preserve to seek extension of the Des Plaines River Trail through the Village and the potential for a looped trail system, including the development of trailheads at key locations.   | Illinois Trails Grants Program, Illinois Bicycle Path Program, IDNR, OSLAD, LWCF, STP, CMAQ, SRTS, ITEP | VB/TSC/SC               | 1        | F    |
| 8.11  | Coordinate with the Forest Preserve, Park District, and adjacent communities to explore trail connections to and through River Forest that would incorporate the Village as part of a larger regional trail system.   | Illinois Trails Grants Program, Illinois Bicycle Path Program, IDNR, OSLAD, LWCF, STP, CMAQ, SRTS, ITEP | VB/TSC/SC               | 2        | E    |
| 8.12  | Coordinate with the Forest Preserve to mitigate potential impacts on residential areas adjacent to the forest preserves, such as flooding or wildlife nuisances.  | IDNR  | VB                      | 3        | D    |
| 8.13  | Coordinate with the Forest Preserve to explore the possibility of programs and activities in the area that utilize the forest preserves as an educational opportunity.  |   | VB/SC                   | 2        | C    |
| 8.14  | Assist the Forest Preserve with conservation and wildlife protection programs in the area.  | IDNR, OSLAD, LWCF   | SC                      | 3        | C    |
| 8.15  | Consult the Forest Preserve as a partner in pursuing sustainability initiatives and best practices that could benefit the greater River Forest area.  |   | VB/SC                   | 1        | B    |
| 8.16  | Coordinate with the River Forest Tennis Club to explore opportunities for events or programs that make the facility open to the public more frequently at certain times of the year.  |   | VB                      | 3        | B    |

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| Action Matrix |   |  |                         |          |      |
|---------------|---|--|-------------------------|----------|------|
| #             | Action  | Potential Funding  | Lead Boards/Commissions | Priority | Ease |
| 8.17          | Partner with the Oak Park Tennis Center to explore programming and event opportunities at the Center that will promote recreation for residents of both River Forest and Oak Park.  |  | VB                      | 3        | B    |
| 8.18          | Host regular meetings with all recreational facilities and service providers in River Forest to ensure open communication about ongoing projects, long-term goals, and emerging issues.   |  | VB                      | 1        | A    |
| 8.19          | Coordinate with the River Forest Community Center to explore the potential for expansion or redevelopment of the Center as a larger joint facility.   | IDNR, OSLAD, LWCF  | VB                      | 1        | F    |
| 8.20          | Continue to survey and map the location of trees that are maintained by the Village.  |  | SC                      | 2        | B    |
| 8.21          | Develop a dedicated tree replacement program that addresses trees in all areas of the Village, including all public and private property.   |  | SC                      | 2        | B    |
| 8.22          | Incentivize the preservation of existing trees and the planting of additional trees as part of new development projects.  |  | SC                      | 2        | B    |
| 8.23          | Work with the Sustainability Commission to educate residents on the importance of tree preservation and replacement.  |  | SC                      | 2        | B    |
| 8.24          | Remain actively dedicated to sustainability and work with the Sustainability Commission to maintain and expand sustainability programs in River Forest.   |  | SC                      | 1        | C    |
| 8.25          | Increase awareness of opportunities to engage in sustainable practices.   |  | SC                      | 1        | B    |
| 8.26          | Provide opportunities within the Village to learn about sustainability, including dedicated events, activities, and partnerships that offer residents ways to learn about sustainability and ongoing efforts in the community.      |  | SC                      | 2        | C    |
| 8.27          | Reduce overall energy consumption, including establishment of baseline metrics for reduction of energy consumption and efforts to educate residents, businesses, and property owners about energy efficiency and retrofit programs. |  | SC                      | 2        | D    |
| 8.28          | Support knowledge and awareness of best practices and technologies related to energy conservation and renewable energy development.   |  | SC                      | 2        | C    |
| 8.29          | Increase investment in Renewable Energy Procurement, including the development and distribution of information regarding best practices to utilize alternative energy sources, with a focus on solar technology.                    |  | SC                      | 3        | B    |
| 8.30          | Improve all municipal facilities with energy efficient systems and encourage residents, businesses, and new construction projects to do the same.   | TIF  | SC/DRB                  | 2        | E    |
| 8.31          | Enhance and protect existing open spaces, green spaces, and eco systems with native plant species and landscaping.  | IDNR, OSLAD, LWCF, On-Site & Façade Improvement Programs | SC                      | 2        | C    |
| 8.32          | Reduce synthetic chemical usage in River Forest, including through continued efforts to promote natural lawn care and pest management and reduce the utilization of synthetic chemicals and harmful substances in outdoor spaces.   |  | SC                      | 3        | D    |
| 8.33          | Educate and encourage River Forest taxing bodies and institutions to use the healthiest, most sustainable, and safest methods for parks and open land.  |  | SC                      | 2        | C    |
| 8.34          | Divert community-wide residential waste from landfills and establish waste benchmarks for reduction as well as educate on best practices to help divert residential waste from landfills.   |  | SC                      | 3        | D    |
| 8.35          | Educate Village residents on recycling, landfill waste, and composting practices, and promote, educate, and enhance ongoing programs and systems for recycling, composting, and ways to reduce landfill waste.                      |  | SC                      | 2        | B    |
| 8.36          | Assist Village staff in educating residents in reducing the consumption of potable water.   |  | SC                      | 2        | B    |
| 8.37          | Improve and maintain water quality such as by working with other taxing bodies, institutions, residents, and businesses to reduce synthetic herbicides, pesticides, and fertilizer practices.                                       |  | SC                      | 3        | C    |

## Chapter 9: Community Facilities

|      |  |  |    |   |   |
|------|--|--|----|---|---|
| 9.01 | Support the continued operation and improvement of both public and private school facilities within the Village while ensuring that they do not negatively impact the residential neighborhoods in which they are located. |  |    | 1 | B |
| 9.02 | Explore new opportunities for partnering on the delivery of programs, events, and services for the community with both universities.   |  | VB | 2 | A |

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| Action Matrix |  |                              |                         |          |      |
|---------------|--|------------------------------|-------------------------|----------|------|
| #             | Action   | Potential Funding            | Lead Boards/Commissions | Priority | Ease |
| 9.03          | Work cooperatively with the Universities to expand the availability of university resources to residents.  |                              | VB                      | 2        | B    |
| 9.04          | Continually work to monitor and improve circulation and parking operations to minimize the institutions' impact on the neighborhoods in which they are located.  | FAST, SRTS, CMAQ, STBGP      | TSC                     | 2        | C    |
| 9.05          | Work cooperatively with the library to find solutions to the space and parking problems it is facing.  | TIF                          | VB                      | 2        | D    |
| 9.06          | Continue to explore redevelopment opportunities to provide additional parking in the areas surrounding the Village Hall.   | TIF                          | VB/PC                   | 2        | D    |
| 9.07          | Maintain and enhance public safety within the Village by identifying and addressing public safety concerns as they arise as well as efforts to foster a comfortable and welcoming environment that ensures residents feel safe in their community.     |                              | VB/TSC                  | 1        | B    |
| 9.08          | Identify and install additional street lights and other lighting in areas that are dark or feel unsafe.  | ITEP, SRTS, CMAQ, STBGP, STP | VB/TSC                  | 2        | D    |
| 9.09          | Conduct regular outreach with residents to receive feedback regarding public safety concerns and educate residents about ongoing issues, improvement projects, and trends.   |                              | VB/TSC                  | 2        | B    |
| 9.10          | Review existing information systems to ensure residents are properly educated on public safety and have access to quick information in the event of an emergency.  |                              | VB/TSC                  | 2        | B    |
| 9.11          | Work with the business community and new development to provide coordinated/integrated surveillance and alerts systems to improve to the safety and response time for the Village's commercial and institutional areas.                                |                              | VB/TSC                  | 2        | D    |
| 9.12          | Continue working with local schools to ensure pedestrian/student safety during peak drop-off/pick-up times.  |                              | TSC                     | 1        | B    |
| 9.13          | Actively seek an appropriate site for long-term relocation of the Public Works Facility, which includes communication with neighboring communities to identify potential sites or partnership opportunities for co-location of facilities.             | BDD, SSA, TIF                | VB                      | 1        | F    |
| 9.14          | Continue to review the age and condition of storm sewers and related infrastructure, with a focus on identifying priority improvements projects.   |                              |                         | 2        | C    |
| 9.15          | Continue to identify problem areas that should be the focus of short-term improvements projects for stormwater management.   |                              |                         | 2        | B    |
| 9.16          | Update regulations to incentivize stormwater mitigation best practices as part of new development, such as raingardens, native plantings, bioswales, permeable pavement, and more.   |                              | SC/PC/ZBA               | 2        | B    |
| 9.17          | Coordinate with the Forest Preserves of Cook County to address flooding issues within the forest preserves and potential impacts to adjacent properties.   |                              | VB                      | 3        | C    |
| 9.18          | Work with the Sustainability Commission to develop water conservation informational materials and potential projects/programming that can be undertaken in the Village relative water conservation and stormwater mitigation.                          |                              | SC                      | 3        | B    |
| 9.19          | Work closely with the West Cook Solid Waste Agency to address ways to reduce the overall amount of solid waste being sent to landfills.  |                              | SC                      | 3        | D    |
| 9.20          | Continue to work with River Forest's religious institutions as they seek to improve, expand, and evolve to better serve the community, in a manner that minimizes any negative impact of parking, traffic, or other activity on the surrounding areas. |                              | PC                      | 3        | C    |

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SC=Sustainability Commission

# Comprehensive Plan FAQs

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## What is a Comprehensive Plan?

A Comprehensive Plan is a blueprint for the Village's future. It is a statement of the community's vision that is intended to guide the Village for the next 15-20 years. The Comprehensive Plan will result in a set of policies that direct future growth and development. Additionally, the creation of a Plan can lead to potential strategies that will help effectively guide Village leaders with making substantive and thoughtful decisions for the community.

## Why is the Village preparing a new Comprehensive Plan?

The Village last adopted a Comprehensive Plan in 2003. The typical life span of a Comprehensive Plan is approximately 15-20 years. It is important to update the plan to ensure it reflects existing conditions, identifies goals and strategies to meet current and future challenges, and remains relevant to decision makers.

## What topics are covered in the Comprehensive Plan?

A typical Comprehensive Plan outlines the existing conditions of the Village, describes future goals and objectives for development, and includes an action plan on how to achieve these goals and objectives. The River Forest Comprehensive Plan addresses the following:

- Land Use & Development
- Neighborhoods/Housing & Commercial Areas
- Transportation & Mobility
- Parks, Recreation, Open Space & Environmental Features
- Public Facilities & Infrastructure
- Sustainability & Community Character
- Specific Sub-Areas (including Madison Street, North Avenue, Harlem Avenue and Lake Street)

## Who was involved in creating the Comprehensive Plan?

As the blueprint for the Village, it has been critical throughout this process that River Forest's stakeholders are involved in the development of the Comprehensive Plan. The Village sought input from residents, elected and appointed officials, business owners, and leaders of other taxing bodies and local agencies. Over the course of the planning process, which began in 2017, the following outreach events and tools were utilized to engage the community:

- Plan Commission Initiation Workshop (7/18/2017)
- Food Truck Rally Tent and Questionnaire (8/26/2017)
- Online Resident and Business Questionnaires (Ongoing 2017-2018)
- Online Issues Mapping and Identification (Ongoing 2017-2018)
- Village Board Roundtable Discussion (10/16/2017)
- Joint Boards and Commissions Workshop (10/19/2017)
- Business Workshop (11/14/2017)
- Community Workshop (11/16/2017)
- Interviews of Local Realtor, Development Community, Historic Society, Community Group, School, University, Township, Library and Park District Representatives (1/2018)
- Plan Commission Review of Issues & Opportunities Memorandum (3/19/2018)
- Community Visioning Workshop (4/11/2018)
- Joint Meeting of the Plan Commission and Economic Development Commission (10/11/2018)
- Meetings with Village Advisory Bodies: Traffic and Safety Commission (1/16/19), Historic Preservation Commission (12/13/18), Sustainability Commission (11/14/18, 12/11/18, 1/8/19, 3/12/19), Economic Development Commission (1/11/19), Plan Commission (2/12/2019)
- Plan Commission Public Hearing (3/7/19)

# Comprehensive Plan FAQs

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## **Who uses the Comprehensive Plan and how do they use it?**

The Comprehensive Plan lays out the community's vision for the future and will serve as the foundation for decision-making by the Village Board of Trustees, advisory boards/commissions/committees, Village Staff, consultants, residents, developers and other stakeholders. Each chapter of the Plan includes specific goals and recommendations. An Implementation Matrix has been created that identifies and prioritizes these goals and recommendations as well as the advisory board/commission responsible for evaluating each item. For example, the Plan identifies possible future infrastructure projects that the Village Board and staff will review and consider during the annual budgeting process. It will also be used by developers, Village Staff and consultants, appointed advisory bodies (such as the Development Review Board), and the Village Board of Trustees when evaluating proposed development projects and whether or not it supports the objectives identified in the Village's Comprehensive Plan.

## **Is the Comprehensive Plan the law?**

Authorized by Illinois State Law (ILCS 5/11-12-5), a Comprehensive Plan is intended to inform decision-making related to land use and development, infrastructure, transportation, parks and recreation, environment and natural resources, and community services and facilities. Communities are entitled to draft and adopt a Comprehensive Plan that can be used to guide those decisions. The Comprehensive Plan is adopted by Ordinance but it does not replace the Village's current regulations contained in the Zoning Ordinance, for example. The document will be used to determine whether changes need to be made to existing Village regulations to support the long term vision laid out in the Plan, but additional review and public comment will occur before certain regulatory changes (e.g. amendments to the Zoning Ordinance) can be made.

## **How can I make my voice heard before the Comprehensive Plan is adopted?**

The public hearing is closed, however, residents are invited to attend the April 8, 2019 Village Board Meeting at 7 p.m. at the River Forest Village Hall and share their additional questions, comments and concerns with Trustees. Residents are also invited to contact Village Staff and Officials prior to the meeting. Please contact Lisa Scheiner, Assistant Village Administrator at (708) 714-3554 or via email at [lscheiner@vrf.us](mailto:lscheiner@vrf.us). Residents can also contact their elected officials through the Village's website at <https://www.vrf.us/contact-board.aspx>.

## **How is the Comprehensive Plan adopted and what happens after it has been adopted?**

The Plan Commission had a hearing on March 7<sup>th</sup> and recommended approval of the Plan with certain changes that have been incorporated into the final draft which is available online. The Village Board will review the Plan on April 8th at 7 p.m. and will adopt the Comprehensive Plan during a special Board Meeting on May 13th at 6 p.m. Once the plan is adopted it becomes effective 10 days after it is recorded with Cook County. The Village will continually review the Implementation Matrix and discuss these matters on an ongoing basis. All public meeting agendas are available on the Village's [website](#). Residents can follow the Village's [Facebook](#) page and subscribe to the Village's monthly [e-newsletter](#) (distributed the first Friday of every month) to learn more.

**VILLAGE OF RIVER FOREST  
PLAN COMMISSION MEETING MINUTES  
MARCH 7, 2019**

A meeting of the Village of River Forest Economic Development Commission was held on Tuesday, March 7, 2019, at 7:00 p.m. in the First Floor Community Room of Village Hall, 400 Park Avenue, River Forest, Illinois.

**1. CALL TO ORDER/ROLL CALL**

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

Present: Commissioners Fishman, Gottlieb, Cragan, Armalas, and Chairman Crosby  
Absent: Commissioners Kilbride and Kirk.

Also Present: Village Administrator Eric Palm, Assistant Village Administrator Lisa Scheiner, Assistant to the Administrator Jon Pape, Management Analyst Sara Phyfer, Village Attorney Greg Smith, John Houseal, of Houseal Lavigne Associates

**2. APPROVAL OF MINUTES – FEBRUARY 12, 2019**

A MOTION was made by Commissioner Fishman and SECONDED by Commissioner Gottlieb to approve the February 12, 2019 meeting minutes of the Plan Commission.

Ayes: Commissioners Fishman, Gottlieb, Cragan, Armalas, Crosby  
Nays: None  
Motion Passed.

**3. PUBLIC HEARING – COMPREHENSIVE PLAN**

Chairman Crosby explained the purpose and process of the public hearing. Assistant Village Administrator Scheiner swore in all parties wishing to speak.

John Houseal, Houseal Lavigne Associates, introduced himself and stated that he is the Village's planning consultant. He described the purpose of the Comprehensive Plan and the process that was followed to obtain public input and draft the plan. Mr. Houseal summarized each section of the plan.

Chairman Crosby invited members of the audience who had signed in to come to the podium and share their comments.

Dan Lauber, 7215 Oak, discussed his concerns about the plan, including the discussion regarding relocation of the Public Works facility to a location outside the Village, the impact of the traffic control upgrades and the safe routes to school plan. He called for a phased approach to implementing changes. Mr. Lauber stated that at a previously held workshop regarding the comprehensive plan, participants raised issues regarding the adequacy of street lighting and affordable housing. Mr. Lauber stated that he did not believe the draft comprehensive plan

sufficiently addressed either of those issues. He suggested changes to the plan to address preservation of existing affordable housing and inclusion of regulatory language requiring that new development include a certain number of affordable housing units in exchange for zoning relief. Mr. Lauber urged the Village to maintain the existing zoning restrictions regarding building heights and grant relief only as a density bonus in exchange for affordable housing units.

Marilyn Thomas, 7911 North, echoed Mr. Lauber's comments regarding affordable housing. She stated that there is concern among people living in the TIF district regarding what their long term viability is for living in River Forest.

Phyllis Rubin, 411 Ashland, 6B, stated that she would like to see a commitment to affordable housing and that the Comprehensive Plan could be stronger in this regard. She discussed her concerns regarding possible modifications to building height restrictions and the variations granted that allowed buildings to exceed existing height restrictions. Ms. Rubin shared her concerns regarding the installation of stop signs throughout the community and possible unintended consequences that could reduce pedestrian safety. She echoed Mr. Lauber's calls for testing changes in certain areas before implementing them throughout the community.

Tilda Agalanin, 1535 N. Forest, asked what role the Village would play in ensuring that residents receive fair market value for their property if it is sold. Chairman Crosby, Assistant Village Administrator Scheiner and Mr. Houseal explained that property sale and property acquisition are private transactions that are done on a voluntary basis and that the Village does not play a role or force residents to sell. Developers are not allowed under Village regulations to submit development proposals without the consent of the property owners.

Cheryl Phillips, 1535 N. Forest, discussed her concerns regarding affordable housing and asked how the Village would ensure transparency in reporting how TIF district funds are spent. Village Administrator Palm responded that the Village files an annual report with the State of Illinois that is available on the Comptroller's website and also on the Village's website.

Kris Cihlar, 7206 Oak, discussed concerns regarding affordable housing and how it is addressed in the plan and asked what "affordable" means in River Forest.

Laurel Ahlenius, 16 Gale, discussed her concerns regarding the Civic Center and the discussion regarding possible property acquisition. She also discussed her concerns regarding emergency response times if cul-de-sacs are installed on the streets near Madison Street. She called for additional traffic impact studies regarding emergency response and the impact on neighboring streets before changes are made.

Village Administrator Palm discussed current joint efforts to evaluate the current and future needs of the Community Center. He stated that the participating agencies solicited proposals to hire a consultant to conduct a space needs study but that the study had not yet begun and all discussions were preliminary at this point. He stated neighboring property owners do not have to sell their homes if they do not want to. In response to a follow-up question from a member of the audience, Administrator Palm explained that the Madison Street TIF District is a financing tool. He noted that within the TIF District property transactions have to include willing parties. He explained that while the Village does possess eminent domain authority, River Forest does not have a history of using that authority.

Marla Santucci, 21 Thatcher, discussed her interactions with the Community Center over the year and he concerns regarding parking demand for the current facility as well as a possible expanded facility. She discussed traffic patterns and what it is like to live along Thatcher Avenue given traffic volumes. Ms. Santucci shared her concerns about the impact of installing cul-de-sacs on streets in this area. She stated her fear is that the Village will use its eminent domain power and that she thinks there are better areas to locate the Community Center.

Mike Corr, 21 Gale, stated his concerns about a possible cul-de-sac on Gale Avenue and its impact on emergency response times and neighboring streets.

Emily Hampson, 11 Thatcher, asked for modified language on page 45 indicating that there is no intention to take property involuntarily to expand the Community Center. She discussed her concerns regarding cul-de-sacs, traffic, and pedestrian crossings. She stated that, although Thatcher Avenue is a 25 MPH zone, there is lot of speeding in the area and asked for the Village's continued assistance in addressing that issue.

Julie Patterson, 7575 Lake Street, encouraged resident participation in the Village's processes and thanked everyone for coming. She shared her concerns regarding traffic, parking and pedestrian safety, particularly in the area of Lake and Lathrop. She suggested that the Comprehensive Plan be modified to include language encouraging resident participation in addressing parking concerns. She said that it would be helpful to include neighbors in the discussion who are familiar with the problems in the area.

Assistant Administrator Scheiner swore in additional parties wishing to speak.

Margie Cekander, 531 River Oaks Drive, asked for clarification about the process of adopting and implementing the Comprehensive Plan. She asked for additional opportunities for public comment. She shared her concerns regarding the wish list, priorities and cost of implementation of the recommendations in the plan. Ms. Cekander noted that Concordia University's Chapel is available to the public.

Charlie Okacek, 230 Keystone Avenue, shared his support for preserving and encouraging affordable housing in River Forest. He echoed Mr. Lauber's thoughts on requiring a portion of new development to include affordable housing units.

Hearing no further comment, Chairman Crosby closed the public hearing. He explained that the next step in the process would for the Plan Commission to discuss and deliberate and make a recommendation to the Village Board of Trustees. He invited the public to stay for the discussion.

#### **4. DISCUSSION, DELIBERATION AND RECOMMENDATION REGARDING COMPREHENSIVE PLAN**

Commissioner Gottlieb suggested that the document be changed to recommend that certain measures recommendations, such as lighting, be implemented on a trial or gradual basis and that residents have the ability to voice their opinions. Mr. Houseal said the language could be added but stated that he does not believe it is appropriate for the Comprehensive Plan to regulate implementation. He said there are processes the Village uses to roll these items out and that it may take 20 years to implement all of the recommendations.

Commissioner Cragan stated that, since the document is aspirational it should say that the Village hopes for more public involvement and input when implementing changes. In response to a question from Mr. Houseal, Village Attorney Smith suggested adding or enhancing the narrative in the Implementation section that discusses use of the plan on a day to day basis.

Chairman Crosby stated he found it difficult that, throughout the document, there are many areas where he wants to drill down into specifics and that he found the action matrix helpful because the details will be worked out when recommendations are passed on to the Committees.

Chairman Crosby asked whether the State of Illinois defines affordability. Mr. Houseal said the document refers to affordable housing in several places and that he believes the resident who spoke earlier was talking about the area along North Avenue. He said there is a lot of housing that's probably technically affordable as deemed by the state but that there may be other properties that are not technically be affordable by the State's definition. Mr. Houseal continued that the Comprehensive Plan identifies the location of existing affordable housing, discusses its importance, the desire to preserve it and the desire to consider affordable multi-family housing as part of potential new development. He noted that the Village is working on a separate affordable housing plan to satisfy the State's requirement. He said Mr. Lauber got into specific detail about how to leverage inclusionary zoning. Mr. Houseal stated that he believes that regulatory specificity is better suited for an affordable housing plan than a Comprehensive Plan.

Commissioner Fishman stated that the Comprehensive Plan is a vision. Mr. Houseal agreed and said it is also a playbook for the next 20 years. He noted that it may take many years to implement the recommendations and that some of them may require in depth analysis first, such as the stop signs identified in the joint Safe Walking Routes to School study. The Comprehensive Plan reinforces and identifies what the Village is looking to accomplish over a 10 or 20-year horizon.

Mr. Houseal addressed the questions regarding cul-de-sacs, at Gale Avenue in particular. He said the plan illustrates the use of cul-de-sacs as a possible consideration at a few locations where it might make sense to implement them development as a package deal and it made sense. The plan specifically says cul-de-sacs have to be analyzed on a case-by-case basis. Commissioner Gottlieb said he and his neighbors requested a cul-de-sac on their street but it was denied because of opposition from residents on other streets because of the traffic impact. He said even when a request is presented it does not mean it will be implemented. Mr. Houseal added that the Traffic and Safety Commission and the Village's traffic consultant would carefully study the impact of a possible cul-de-sac's impact on the traffic volumes on nearby streets, emergency response times, etc. The Comprehensive Plan tries to flag things like cul-de-sacs that will likely come up and be prepared to discuss them but they are not advocating cul-de-sacs nor any particular development that would cause cul-de-sacs.

Commissioner Gottlieb asked that quotes around "affordable" on page 58 be removed and Mr. Houseal agreed.

Commissioner Cragan asked where it says in the Plan that the Village wants to preserve existing affordable housing. She asked that a stronger statement regarding the preservation of affordable housing be included in the Plan than that the Village is going to do an Affordable Housing Plan. Mr. Houseal stated that he believes the language in the Plan is stronger than that. He said it indicates where most of the affordable housing currently exists as well as the value of

maintaining and enhancing it over time. If property is to redevelop through market forces that we don't control, any new development ought to consider additional affordable housing. Mr. Houseal said the Plan talks about the importance of it to this and future populations and residents, however, it doesn't identify from a regulatory perspective exactly what the Village is going to do. In addition, the Village is developing an Affordable Housing Plan that will satisfy the state's legal requirement that the Village have one. If the Plan Commission wants to direct him to insert strong language they can do so.

Commissioner Armalas said he did not see a lot about preserving affordable rental property in the Plan. Mr. Houseal said zoning ordinances typically have to be silent on rental versus ownership housing. Village Attorney Smith stated that the Federal Fair Housing Act prohibits discrimination on many bases. The courts have trended toward interpreting that Village's cannot make zoning decisions based on whether it's owner-occupied or tenant occupied housing because of the implications of who typically tends to own more property versus who tends to rent property in terms of socioeconomic status that draws down into race, gender, etc. The River Forest Zoning Ordinance is nearly silent on ownership structure and it is for that reason. Mr. Houseal said that the state's formula for determining what is considered affordable is fairly complex and is derived based on the cost of housing in the County. He said the formula considers both monthly rental price as well as purchase price.

Commissioner Armalas noted areas within the Comprehensive Plan that reference single family residential (e.g. the section on buffering with commercial activity) and asked that it be broadened so that it doesn't show preference toward single-family. Mr. Houseal said he understood and would correct that so that multi-family doesn't seem "less than."

Commissioner Armalas said residents commented at the hearing about fears of displacement and land taken through eminent domain and being forced out. He said he thinks quality of life can be impacted by involuntary property acquisition as well as the building heights. discussed in the document. He said he traveled on Madison Street and the alley along Madison. He noticed some of the homes are right on the alley. Commissioner Armalas said that putting up a five-story building with a fence, possibly abutting the property, would block sunlight and impact the neighboring property owners. He thought that the possible increased building height discussed in the Plan, particularly along Madison, was inappropriate.

Mr. Houseal stated that his recollection from the discussion at the previous Plan Commission meeting was to change language that says these weren't recommended heights but leave the heights and stories in there. He said the language was changed to discuss possible considerations and exploration, but the table was not changed and the heights are not a hard recommendation. Chairman Crosby agreed with Mr. Houseal's recollection.

Commissioner Cragan stated that she was very concerned about overlaying increased building heights along entire streets where there is existing residential property. She said the building heights stated on pages 37 and 103 purposely sends a signal to developers. She said she does not want the building heights in the document because they are too prescriptive and that they are jumping zoning. Commissioner Cragan asked the attorney whether this language could create legal ambiguity because of the difference between the current Zoning Ordinance regulations on building height versus what is in the Comprehensive Plan.

Village Attorney Smith responded that there is no ambiguity because this is a planning document, not a zoning document. He said there are multiple factors the DRB considers when reviewing a planned development including compliance with the Comprehensive Plan as well as the impact of the development on surrounding property owners. He said, in some cases, the applicant may be required to submit additional analysis and evidence regarding possible impacts. Village Attorney Smith said that, by having this information in the Plan, plan the community would be signaling that buildings of these heights might be appropriate in a certain case, but it does not guarantee it. He said if the Village denies a planned development permit to an applicant and a judge is asked to review the decision the judge could look at the effect a building has on the neighbors as an equally important factor.

Mr. Crosby said this is an area that he struggles with and that he has flipped his perspective. He stated that the DRB has not denied an application based on building height and that the approved height exceeds current zoning regulations every time. He said that this matter has to be addressed and reevaluated.

Mr. Gottlieb asked where there are so many variances from the code. Mr. Houseal said that it is his professional opinion that the Village's current zoning regulations are out of date based on contemporary development practice and do not reflect a viable development envelope. He said that regardless of what people think the height should be, every developer that has come forward has made a pretty compelling case to go higher than what is allowed. He thought it was interesting, both on Chicago Avenue for the senior project and Lake and Lathrop, a lot of the residents came out and suggested the Village reexamine its Zoning Ordinance in response to the pattern of granting height relief. Mr. Houseal suggested that the Village take a step back, not in reaction to a development proposal, but proactively to analyze the matter and write a code that meets the market requirements and works for the community.

Commissioner Gottlieb stated that, in order to change that, the Village doesn't need the Plan Commission saying it prescriptively but asked Mr. Houseal if he thinks that would help. Mr. Houseal said the yin and yang of the plan is safeguarding the Village's character, neighborhoods, charm, and quality of life with the need to appropriately accommodate new investment in the community's limited commercial opportunities. He said the Comprehensive Plan suggests the Village examine the Zoning Ordinance and be as aggressive as appropriate to get desirable development and investment in a way that maintains quality of life.

Commissioner Armalas said developers always look to make developments bigger and denser and reiterated his concern regarding the possible increases to permitted building heights.

Chairman Crosby noted that the charts referenced are very specific to properties. He said there are areas on Lake Street where he doesn't support a 50-foot building height but there are other areas where he would. As he gets more specific it starts to make sense to him but as a Commission they need to evaluate whether or not they want the table in the document.

Commissioner Cragan clarified that she supports transit-oriented development where it makes sense but her concern, and what she thought she heard echoed repeatedly from the public, was that it appears the charts overlay entire street lengths. Her concern is that by making this suggestion they're also suggesting that the Zoning there would then be changed from residential to commercial where it's currently all residential.

Mr. Houseal said the tables don't suggest changing land use or zoning and clarified that the zoning standards in these corridors related to commercial development should be examined. He reiterated that the Comprehensive Plan is not zoning.

Ms. Cragan clarified that what she means is that houses may be acquired for commercial purposes, which is what happened in Chicago and Harlem. She stated it's a signal to the homes on that block and other similar blocks, and the homes that are behind it that moved into a residential area, to come and tear down the housing and put up something taller. She suggested that it is welcoming that change and it seems to be fighting against the notion that the Village wants to preserve character and affordable housing.

In response to a question from Chairman Crosby, Commissioners Fishman, Crosby and Gottlieb stated that the charts regarding building height on pages 37 and 103 should remain in the proposed Comprehensive Plan. Commissioner Fishman stated that, as a DRB member, she would prefer to have it in. Commissioner Gottlieb stated that the Village needs to attract business and if it helps change the Zoning regulations they should provide that guidance. Chairman Crosby stated he is ok with it in here and would hope and expect restrictions such as setbacks on upper floors and other tools to reduce the impact on other areas. Commissioners Cragan and Armalas stated that the charts should not be included. Mr. Houseal and Mr. Crosby noted their discussion regarding the Lake and Lathrop development and stepping back upper floors. Mr. Houseal stated that there will be public hearings before zoning changes are made and anticipates that they would be robustly attended meetings.

In response to a question from Commissioner Cragan, Mr. Houseal said the building heights were derived by examining buildings that were approved or that already existed along these corridors. He said there are a lot of new and old developments that do not comply with existing zoning.

Chairman Crosby stated that Assistant Village Administrator Scheiner pulled information from the Forest Park Zoning Ordinance regarding maximum building heights along Madison Street. He noted that the east part of Madison has a limit of four stories or 50 feet. The west part of Madison cannot exceed five stories or 60 feet in height. Mr. Houseal described buildings along Harlem Avenue in River Forest that have fewer stories and lower ceiling heights in the residential units than what is built today. He described a new development on Madison Street in River Forest to provide context. Commissioner Armalas pointed out that the development on Madison Street in Forest Park isn't shading their residents and he might have a different view of height on North Avenue than on Madison Street.

Chairman Crosby said the attorney has advised that it requires majority to remove the tables from the document.

Commissioner Cragan noted the time the Commission has had to review the document and asked whether they voting on what's in front of them as-is and whether there is an opportunity to hear concerns. Village Attorney Smith stated that the Plan Commission is able to make a vote on the document before them with changes made. If a majority votes in favor a written recommendation, which has been prepared, it will be sent to the Village Board. Chairman Crosby stated that when he referred to other Commissions and Committees taking action he was referring to the implementation phase after the Village Board approves the document.

Mr. Houseal said before the draft Comprehensive Plan came to the Plan Commission, Village Staff suggested that it be routed through Sustainability, Historic Preservation, Traffic and Safety, and Economic Development Commissions and Bicycle Task Force to get obtain and include their comments. He noted that not every recommendation of every Commission was included. For example, the EDC wants the maximum building height in the tables higher. He said there was debate among 100+ people regarding aspects of community life that has been boiled down to the version before them. He thinks it's important to underscore what the attorney said, which is that there can be a recommendation to approve the Comprehensive Plan with the revisions requested by the Plan Commission that will be made before it is sent to the Village Board. He said the Village Board will see the record of the debate.

Commissioner Gottlieb asked Commissioner Cragan if she thinks the public needs more time. She asked how long it would be before this goes to the Village Board. Mr. Houseal said that if a positive recommendation is made the Village Board will consider it on April 8<sup>th</sup>. Village Attorney Smith noted that the public hearing was closed after the public had an opportunity to speak so the Plan Commission will not be accepting more public comment, however, there is oral and written comments to the Board available.

Commissioner Armalas noted that the bicycle route is not shown on Park Avenue south of Hawthorne Avenue and said this is a safe route to the Prairie Path. He said Forest Avenue is safe too but cutting through the cemetery is discouraged. Mr. Houseal noted that since the Plan Commissioners received their draft of the Plan, more fine-tuning has been suggested by the Bicycle Task Force and there are additional changes that will be made to the map. Mr. Houseal reviewed the changes regarding bike routes and racks based on the February 28, 2019 KLOA memo.

Commissioner Cragan suggested modifying the language regarding assembly of residential lots for Community Center expansion on Page 45, "Thatcher to Gale" section. She said she knows it doesn't say eminent domain but it infers that. Mr. Houseal suggested striking certain language to address this concern.

In response to a request from Commissioner Gottlieb, Village Attorney Smith reviewed the requested changes.

Assistant Village Administrator Scheiner stated that the Village received one comment to include the approved the Lake Street business districts in appropriate maps and to including a description of the business districts in the document. She said it doesn't modify any recommendations but memorializes their existence.

In response to a question from Commissioner Cragan, Ms. Scheiner stated that the minutes will reflect the debate and concerns expressed by Commissioners regarding the height charts on pages 37 and 103.

A MOTION was made by Commissioner Gottlieb and SECONDED by Commissioner Fishman to recommend that the Village President and Board of Trustees approve the Comprehensive Plan with the changes requested by the Plan Commission.

Ayes: Commissioners Fishman, Gottlieb, Cragan, Armalas, Crosby  
Nays: None  
Motion Passed.

Mr. Houseal thanked all those who participated in the process of composing the Comprehensive Plan.

A MOTION was made by Commissioner Gottlieb and SECONDED by Commissioner Fishman to approve the Report and Recommendation of the Plan Commission of the Village of River Forest.

Ayes: Commissioners Fishman, Gottlieb, Cragan, Armalas, Crosby  
Nays: None  
Motion Passed.

## **5. PUBLIC COMMENT**

None.

## **6. ADJOURNMENT**

A MOTION was made by Commissioner Gottlieb and SECONDED by Commissioner Cragan to adjourn the Plan Commission meeting at 9:48 pm.

MOTION PASSED by voice vote.