



**RIVER FOREST
ZONING BOARD OF APPEALS
MEETING AGENDA**

A meeting of the River Forest Zoning Board of Appeals will be held on Thursday, May 9, 2024, at 7:30 P.M. in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

Physical attendance at this public meeting may be limited due to the COVID-19 pandemic with Zoning Board of Appeals officials, staff and consultants having priority over members of the public. Public comments and any responses will be read into the public meeting record. You may submit your public comments via email in advance of the meeting to: Clifford Radatz at cradatz@vrf.us. You may listen to the meeting by clicking here:

Invite Link <https://us02web.zoom.us/j/86531530216>

or participating in a telephone conference call as follows, dial-in number: 1-312-626-6799 with meeting id: 865 3153 0216

If you would like to participate over the phone, please contact Clifford Radatz by telephone at (708) 714-3557 or by email at cradatz@vrf.us by 12:00 pm on the day of the meeting.

- I. Call to Order
- II. Approval of the Minutes from the meeting of the Zoning Board of Appeals on April 11, 2024.
- III. Approval of Findings of Fact for the Text Amendment Request regarding Commercial District Zoning Regulations.
- IV. Hearing – Special Use Permit – Child Daycare Center in the C-3 Commercial District – 7777 Lake Street.
- V. Confirmation of Next Regularly Scheduled Meeting – June 13, 2024.
- VI. Public Comment
- VII. Adjournment

**MINUTES OF THE MEETING OF THE
VILLAGE OF RIVER FOREST
ZONING BOARD OF APPEALS**

April 11, 2024

A meeting of the River Forest Zoning Board of Appeals was held at 7:30 pm on Thursday, April 11, 2024, in the Koehneke Community Center on the campus of Concordia University Chicago, 7400 Augusta Street, River Forest, Illinois.

I. CALL TO ORDER

Chairman Martin called the meeting to order at 7:35 pm. Meeting started by calling roll. Upon roll call the following persons were:

Present: Chairman Frank Martin, Members Gary Dombrowski, Chris Plywacz, Mary Shoemaker, Corina Davis, Ron Lucchesi, Sheila Price

Absent: None

Also present at the meeting: Matt Walsh, Village Administrator; Jessica Spencer, Assistant Village Administrator; Luke Masella, Deputy Clerk; John Houseal, Village Planner; Anne Skrodzki, Village Attorney; and Clifford Radatz, Secretary.

II. APPROVAL OF THE MINUTES FROM THE MEETING OF THE ZONING BOARD OF APPEALS ON MARCH 14, 2024

A **MOTION** was made by Member Dombrowski and seconded by Member Shoemaker to approve the minutes from the March 14 meeting.

Ayes: Chairman Martin, Members Dombrowski, Shoemaker, Plywacz, Price, Lucchesi, Davis

Nays: None

Motion passed.

III. CONTINUATION OF HEARING – TEXT AMENDMENT REQUEST – PUBLIC HEARING REGARDING COMMERCIAL DISTRICT ZONING REGULATIONS

Chairman Martin opened the topic for discussion with a brief history of the continuation of the hearings.

Secretary Radatz swore in those who wished to testify.

Administrator Walsh presented the additional information regarding the proposed text amendment changes.

Chairman Cuyler Brown of the Economic Development Commission was introduced to provide remarks based on previous discussions of that Commission.

John Houseal, Village Planner, presented his methodology and walked through a few examples of the requested shadow studies. Member Plywacz asked to see a few specific sites of the shadow study, specifically Madison Street in Winter and Summer.

Administrator Walsh completed his presentation.

Chairman Martin opened the hearing to public comment. He reminded those in the room that previous comments are part of the record and do not need to be repeated this evening.

1. Tanju Sofu – He asked the Members to consider a graded approach and study what is needed in the C1 district. He questioned why the Village was previously trying to block off streets and now is trying to knock down buildings.
2. Cheryl Starks – She reported being concerned that 5 story buildings will look into the neighbor's backyards. She asked that the members sincerely consider the comments of the public during these meetings. She asked that the current parking restrictions be enforced.
3. Elli Cosky – She spoke in favor of the proposals this evening, opining that height increases are the right thing to do. Speaking as an urban planner, she supported the opinion provided by CMAP (Chicago Metropolitan Agency for Planning). She stated that having a good community includes having a variety of housing types. She suggested looking at the Village's design standards within the commercial corridors.
4. Reggie Leibman – She expressed concern about communication with the Board and the Village; she stated she did not know much about this proposal until she saw the yard signs. She stated that she's concerned about those who are building the buildings, and who is doing the due diligence. She asked how many children move into the tall apartments in Oak Park and Forest Park, and how that may impact the schools in those communities. She feels there is really no place to downsize in River Forest.
5. Heidi Ewell – She recognizes the effort to communicate this meeting to the residents. She has experience with retail and does not think that retail will be viable for the Madison Street project. She believes that all residents want to increase property values, but she questions how these changes will increase Village revenue, as well as the draw on Village resources and infrastructure. She asks about the impact on the school population. She wants to be sure the traffic of the Lake and Lathrop area is considered.
6. Thomas Lamm – He thanked the Chairman and Members for their time and President Adduci for spearheading the Comprehensive Plan. He feels that the proposed plans deal with the issues of the last 30 years, and questions why the change must be made now. He feels that the Village needs to have people on staff or consulting who focus on economic development. Residents deserve open transparency, but he was not aware of this discussion until he found it online. He asked why the Village did not mail postcards. He

suggested a village-wide survey asking what type of development the residents are interested in. He said asked to see the chapter changes, not just text amendments.

7. Robert Armalas – He stated that he is not against most of the proposal but is concerned about the increase in building height to 65 feet. He sympathizes with the residents who would get “shadowed out” by development on Madison Street. He is also concerned about parking; he claims that there is currently a car blocking his driveway and he had to walk to the meeting tonight. He agrees with Dan Lauber about the parking situation and stepping the buildings back on Madison Street.
8. Joe Sanfilippo – He spoke in support of the development in the Madison area; his wife is an urban planner. He understands the residents have been through a lot with the demolition at Madison, however he supports the changes that can spur economic development in the Village. He respects that some people have been here a long time, but he will be here for the next 30 years.
9. Michael Gibbs – He thanks the Members for their service to the Village. He stated that he is a former Village Trustee and noted that he did not vote against a single zoning variation in his 8-year tenure. He feels that the final decision lies with the Village Board, not with the Code.
10. Kelly Abcarian – She expressed her passion for data, identifying herself as a “data person”. She provided a written copy of her comments to the Secretary for inclusion in the public record. Her focus lies in ensuring that proposals are well-supported by data. Additionally, she felt that the Board packet contained an excessive amount of data. She elaborated on her examination of the school demographics report, paying particular attention to units without bedrooms (studios). She highlighted specific insights from the demographics report and drew parallels between Oak Park and River Forest’s zoning situations, and how she feels those conditions might impact our Village if similar strategies were implemented. Reflecting on her own upbringing in another state, she shared how that community changed over time as policies evolved.
11. Greg Abcarian – As a long-time resident, he stated that he coaches students in the Village and a lot of his students rent homes, so he believes that the demographic information is incorrect. He feels that the density is going to negatively impact traffic. He thanked the members for their service.
12. Debbie Borman – She asserted that she represents the neighbors in her area. She provided 4 letters from neighbors that should be included in the public record. She complained about the size of the packet of information provided to the public on Tuesday. She is concerned that the increased density and lack of parking will impact police response. She had her volunteers place fliers at homes in the Village. She created a “palm card” that

was handed out tonight. She noted that there have been no changes to the Village's proposal during this process.

13. Renee Duba – She stated that she is excited about development on Madison Street. She feels that the shadow studies confirm that a 50-foot building would be hard on the neighboring properties. She said that crowds like this scare away developers, but she suggested slowing the process down and doing a comprehensive assessment of the zoning code. She suggested incorporating step-down building requirements or including greenspace requirements.
14. Beth Chang – She expressed that the guiding principle for moving forward should be economic development and hearing the residents' feedback in a meaningful way. She noted that the third-party letters of review did not appear to incorporate the public feedback. She asked, what does "quality development" mean. She asks for creative approaches to the development process, including traffic solutions, not just traffic studies. She asked, if these changes are put in place, then what will stop the developers from requesting variances above these. She wants to see economic development but wants to see the concerns of the residents addressed.
15. Andrea Morowczynski – She inquired about what empty lots are under discussion, specifically at Lake and Lathrop. If so, then she supports that discussion. She asked if this discussion includes replacing housing on North Avenue, Harlem Avenue, Lake Street, or Madison Street, as this is a threat she has heard for the last 10 years.
16. Margie Cekander – She thanked the Board for holding the meeting in this larger venue. She feels that there were too many pages in the Board packet for this meeting. She disputes the details of the shadow studies as presented this evening. She asked if the ZBA was aware of the EDC questions that were raised at their meetings. She discussed the zoning for the Town Center. She discussed various Village projects and the recent FY25 budget proposal. She provided her opinion on the Lake and Lathrop project. She asked the members to reject the proposal this evening.
17. Annette Madden – She recalled when she learned that her property was in a TIF district several years ago. She felt that there have been no efforts by the Village to settle her fears. She hopes that the decision is made on knowledge.
18. Matt Nickels – He stated that he is raising 5th generation River Forest residents and values a walkable/bikeable community with small businesses such as are currently in the Village. He feels that these proposed guidelines can be used to hold elected officials accountable during the development process. He supports the proposal and notes his opinions on each item.

Chairman Martin asked the Applicant to make a final statement. Administrator Walsh provided his closing remarks and addressed a few of the concerns raised during public comment.

Chairman Martin stated that the public portion of the hearing is now closed and clarified that there will be no additional comments allowed by the Applicant or the audience unless called upon. He proceeded to explain the process that the Zoning Board will move forward upon and next steps for the Village Board. He thanked those who expressed opinions this evening, especially those that were well thought out. He further clarified that this is not a rezoning hearing, this is a proposed amendment to the text of the existing zoning code, despite what some may believe. Additionally, he reminded those present that the Village still has a Planned Development process for any developments over 20,000 square feet and that regardless of what decision the Village Board finally makes, any future development will go through the Planned Development process, which includes public hearings.

Chairman Martin turned to the Board and asked them how they would like to proceed. Member Dombrowski said that he is ready to go forward with a vote.

Member Davis said that she is open to discussion but has made up her mind on this and does not need to delay. Members Plywacz, Price, Shoemaker, and Lucchesi agreed.

A MOTION was made by Member Plywacz, seconded by Member Shoemaker to recommend approving the proposal as presented.

Member Davis stated that, while she understands the need for development in the Village, she feels that the proposals are too sweeping and do not incorporate the feedback from residents. She encourages the step backs that were suggested by a resident; however, she cannot support this proposal as presented for the vote tonight.

Member Plywacz agreed with Member Davis.

Member Shoemaker agreed with the suggestion of step backs and is also concerned about parking.

Member Price agreed with the statements of the other members. She stated that she has heard the residents say that the changes were a lot all at once and feels that there has not been room for compromise presented, so she cannot recommend the proposal to the Village Board.

Member Lucchesi stated that he trusts the process and believes they have done the necessary due diligence, and we must move forward. He would also appreciate compromise.

Ayes: Member Lucchesi

Nays: Chairman Martin, Davis, Dombrowski, Shoemaker, Plywacz, and Price

Motion failed.

IV. NEXT MEETING

Next meeting is scheduled for May 9, 2024.

V. PUBLIC COMMENT

VI. ADJOURNMENT

A **MOTION** was made by Member Davis to dismiss the meeting, seconded by Member Plywacz to adjourn. A unanimous voice vote passed the motion.

Meeting Adjourned at 9:49 p.m.

Submitted:

Clifford E. Radatz, Secretary

Frank Martin, Chairman
Zoning Board of Appeals

Date: _____

DRAFT

Thank you for allowing me to voice my concerns today. I appreciate your time and attention as we tackle key issues together.

I remain concerned about the accuracy of meeting minutes. Despite my requests for Zoom-generated transcripts for precise documentation, they haven't been used. Thus, I'm submitting my remarks officially to ensure their inclusion in future minutes.

Turning to the substance of our discussions, I find it imperative to address the glaring lack of data-supported projections within the proposed zoning plan. The plan's promises of economic development and tax benefits ring hollow without the necessary data to back them up. How can we set goals and make informed decisions when crucial data points are conspicuously absent?

One particularly concerning aspect is the potential impact of the proposed high-rise buildings on property values, tax revenues, and the overall strain on our village's infrastructure. The possibility of decreased property values for adjacent houses, leading to lower tax revenues, is a real concern that demands thorough analysis and consideration. Additionally, the proposed increase in population density is likely to further stress our already burdened infrastructure, from police and fire services to schools and water/sewage systems.

At our last meeting, the committee acknowledged the need for a "what if" analysis, yet once again, the packet of information provided failed to deliver any substantive data or projections regarding the potential outcomes of the proposed zoning changes. This lack of data undermines the validity of any decisions made based on the information at hand.

Furthermore, I must address the statements made by Mr. Walsh in his memo, which, unfortunately, lack substantiated data and overlooks crucial points from the RF demographic trend and enrollment projection study that was included in the packet. His assertions regarding school impact fees and enrollment projections appear to be based on cherry-picked data, rather than a comprehensive understanding of the issues at hand.

In essence, this report highlights several key factors that challenge the assumptions underlying the proposed zoning changes. These include the influx of new families, the stagnant nature of our housing stock, and the aging population. Without accurate population estimates and a thorough understanding of household dynamics, the proposed plan risks exacerbating existing infrastructure strains without providing commensurate benefits.

As stated in Mr. Walsh's memo, impact fees would be a primary contributor and source of

revenue for the schools and would be calculated based on the number of bedrooms per residential unit. Consequently, if a studio apartment lacks bedrooms, wouldn't the impact fee be reduced to zero for any forthcoming development? This prompts a crucial inquiry: can Mr. Walsh verify this understanding for all attendees would indeed be true?

The situation becomes even more concerning when considering the potential for large-scale developments with numerous units lacking bedrooms. The proposed zoning changes remove any bedroom requirement, leading to minimal or zero contributions toward school funding, despite Mr. Walsh's assertions.

Furthermore, Mr. Walsh asserts that developers will allocate around 70% of their property tax bill toward school funding. However, the basis for calculating this property tax bill remains ambiguous—is it derived from rental units or owned units? It's imperative to ascertain which type of property generates more tax revenue for schools and contributes to greater population growth within our school systems. Clarifying these points is essential for informed decision-making regarding school funding and population dynamics.

Lastly, Mr. Walsh's assertion regarding the district's enrollment projections is also worth examining. He suggests that district-wide enrollment is anticipated to decrease slightly over the next eight years, aligning with the purported decline in the number of school-aged children in River Forest between 2000 and 2020.

However, upon closer scrutiny of the report, it becomes evident that these claims do not accurately reflect the comprehensive data presented in the demography report included in this packet. Mr. Walsh's selective interpretation of data overlooks crucial points highlighted in the report, thereby presenting a skewed narrative that fails to capture the full scope of the findings.

Allow me to distill the key findings of this report that presents key data on various aspects affecting River Forest. And I am happy to send anyone more details of the data analysis I performed:

1. **Influx of New Families:** Over the past five years, 26% of residents with young families relocated and moved into RF, while 44% have relocated within the last decade. This trend indicates a significant demographic shift placing a bigger burden on our infrastructure and our schools.
2. **Housing Trends:** Limited undeveloped land has led to a stagnant housing stock, with 69% of houses being single-family dwellings. However, there's a lack of options for smaller, affordable units. Additionally, 87% of residences are owner-occupied and 13% are rented.
3. **Aging Population:** There has been a notable decline in residents aged 45 or older, nearly

60% fewer seniors compared to 20 years ago, impacting housing dynamics and community needs especially on our schools.

4. Enrollment Projections: The report relies on projections from the Chicago Metropolitan Agency for Planning (CMAP), indicating an anticipated increase of 1,200 households by 2050. However, accommodating this growth would require significant zoning modifications like is being proposed today .

Finally, the demographer underscores the report's oversight in accounting for potential changes in household sizes, population densities, and zoning regulations. This underscores the necessity for conducting a "what if" scenario assessment before implementing any rezoning or zoning changes that could impact these variables.

The central concern persists: if zoning regulations remain unchanged, district enrollment may see a slight decline but remain stable at around 1,300 students over the next 8 years. In contrast to Mr. Walsh's memo, the demographer didn't anticipate a decrease in enrollment; instead, stability was underscored. Furthermore, the report assumes no notable changes in population or household growth stemming from any zoning adjustments.

Essentially, Mr. Walsh's memo highlights the need for a thorough and unbiased analysis of all data, avoiding selective interpretation to fit specific narratives. It's crucial to assess the complete dataset to make well-informed decisions going forward.

Drawing parallels with neighboring communities, such as Oak Park, serves as a sobering reminder of the perils of unchecked development and the importance of data-driven decision-making.

Recent tax increases in Oak Park, primarily attributed to heightened school funding, mirror the strain anticipated in River Forest due to the proposed zoning changes. Additionally, the decline in traditional storefront businesses exacerbates the situation, with online competition leaving many storefronts vacant in River Forest, imposing tax burdens and diminishing community appeal. Despite the potential impact of high-rise developments on public services and infrastructure, River Forest has yet to conduct assessments, revealing a significant planning gap in the proposed zoning changes.

While modernizing zoning regulations is commendable, it must be accompanied by data-driven decision-making processes. Informed decisions based on robust data analysis are crucial for the long-term well-being of our community amid urban development complexities. It's concerning that school board members endorsed a plan lacking impact fees or accurate financial projections. Without this crucial information, they can't fulfill their duty to ensure

diverse revenue streams for our schools.

This reinforces my opposition to rezoning changes until solid data proves tax stability or reduction due to these modifications. We must avoid unnecessary strains on our infrastructure and ensure adequate support for our school system. As a supporter of public schools, I advocate for decisions grounded in data rather than hope.

Thank You,

Kelly Abcarian
1226 William Street

<https://www.oakpark.com/2021/09/14/reassessment-shifts-oak-parks-tax-burden/>

<https://www.oak-park.us/your-government/village-board/taxing-body-efficiency-task-force/how-have-property-tax-levels-oak>

**Dr. and Mrs. Hai Solomon
1 Gale Ave #4A
River Forest, IL 60305**

River Forest Zoning Board of Appeals
River Forest, IL 60305

April 10, 2024

Attention Zoning Board

Re: Zoning changes

It has been brought to our attention the Zoning Board of River Forest is proposing several changes in zoning that will drastically change the River Forest community. We lived in River Forest for over 50 years. When it was time to downsize and sell our house, we made the decision to stay in the area and purchased the condo we are now living in. River Forest is a beautiful community with historic old homes and modest smaller homes. The proposed changes would forever change the look and feel of our community. It is shocking that this proposal is even being considered. Please have some common sense and do not pass these radical changes to the zoning.

Sincerely,


Dr. Hai Solomon



Mrs. Carol Solomon

Good evening,

Debbie has agreed to read these comments for me, Giuseppina Nucifora because I am currently out of the country. I live at 1415 Clinton Pl.

I was concerned about what I have heard from the Village and what I read in the latest Newsletter about this issue.

On the first page of the April Newsletter, it is specifically stated that the Village will NOT:

- Allow for overnight street parking.
- Close off any streets.
- Enable the construction of skyscrapers.
- Diminish the Village Board's authority to deny or restrict future development.
- Overcrowd our Schools, Parks, or Village infrastructure or services.

While the reassurance from the Village is very welcome, I have a few questions that I would like the board to clarify:

1 - Most families have at least two cars. If each unit is allowed to have 1.5 cars, where will the remaining cars be allowed to park? Please be specific.

2 – Today, a skyscraper is defined as a building of at least 40 floors. A building with less than 40 is not a skyscraper. Exactly how many floors will these buildings have according to the proposed zoning code changes? And once the number is established, will the Village and this board ENFORCE the number of floors established in the zoning code changes, or will they capitulate to the requests of the builders for additional floors? Do we residents have the Village and your PROMISE and COMMITMENT NOT TO ALLOW going over the number of floors established by the changes? Yes or no?

3 - How did the Village conclude that our Schools, Parks, or Village infrastructure or services will not be overcrowded? There is no information yet on the number of units, the number of families, the number of adults, and the number of children who will live in the high-rises. So, I ask: How did the Village make those determinations? Could residents see the data and the study on which the Village's statements are based? As a tax-payer resident homeowner, I would like to see the data and the studies for these assertions. Do these studies actually exist?

4—What about property Taxes? Oak Park has seen a significant increase in property taxes after the high-rises were built. Will our taxes go up as well? Has a study been done? Yes or no.

Finally:

5 - Is it possible to have accurate numbers and data instead of hand-waving, vague statements and vague promises? Please be specific. Give us studies and numbers. We are not illiterate children. Unfounded statements are a lack of respect.

I hope that this board and Ms. Adduci, to whom this board reports, will kindly explain the questions prompted by the Village's statements. I respectfully ask that this entire letter be included in the minutes of this meeting.

Thank you

Giuseppina Nucifora

Dear River Forest Zoning Board of Appeals,

My name is Milap Sandhu and I live on the 1st block of Franklin Avenue.

In the summer of 2018, our family made the deliberate choice to move from Oak Park to River Forest. We made this difficult choice because we saw the community we loved in Oak Park change for the worse right before our eyes. The rise of tall buildings, increased traffic, the struggle to find parking, and the growing congestion took away from the Oak Park we knew and loved.

River Forest felt different. It was calmer, and provided a quieter, more grounded place to raise a family. Here, life moves at a pace where neighbors have the time to know each other, and the streets are safe enough for kids to play and bike freely. But now, with the proposed re-zoning, I'm worried that River Forest might lose its essence. Let me share why I think the proposed changes are a bad idea:

1. The jump in building height from 30 to 50 feet, or 67%, isn't just a number—it's a massive change that alters what we see when we look out our windows every day. Imagine looking out to see a wall instead of the morning sky, or your garden sitting in the shadow of a towering building most of the day. It's not just about losing sunlight; it's about losing the neighborhood's open, airy feel that makes it a great place to live.
2. Removing the requirement of having a bedroom in the new building means shifting towards studio-type apartments. It marks a significant change in who we expect to live in our neighborhood. It's like we're moving from being a community where families put down roots to one that caters to those just passing through. This doesn't just change the vibe of our streets and parks; it changes who we meet at the local cafe, who we see walking their dog in the morning, and who our kids find as playmates.
3. Reducing parking from two spots to 1.5 per home seems like a small tweak on paper but it doesn't fit with how we live. People have cars. Families have more than one car. Where are these extra cars supposed to go? It's easy to predict the downstream ripple effect of this decision: a flood of requests to the ZBA for permission to park on the streets overnight because there simply isn't enough parking available. More cars lining our streets will worsen traffic. And simple things like a trip to a store, heading to 290, or dropping your kids off at an activity will become a logistical headache.

We moved here because River Forest felt like a community, not just a collection of buildings. These changes threaten that feeling. They threaten the quiet streets, the sense of space and privacy, and the character of our neighborhood. They make it harder for families to live here, for people to feel connected to their homes.

I'm asking you, as members of the Zoning Board of Appeals, to think about what these changes mean for us – the people who call River Forest home. Please consider the long-term impacts, not just on paper, but in the real lives of your neighbors. Let's keep our community a place where families want to stay, grow, and be part of something special.

Sincerely,
Milap Sandhu



Debbie Borman <lafneighbors@gmail.com>

zoning

1 message

Marlene Mann <mimsmar8@gmail.com>

Wed, Apr 10, 2024 at 5:12 PM

To: lafneighbors@gmail.com

I highly oppose the new proposal for zoning. It goes against the make-up of this residential community. PLEASE do not pass this resolution.

Marlene Mann
1307 Park

43 year resident

**VILLAGE OF RIVER FOREST ZONING BOARD OF APPEALS
FINDINGS OF FACT & RECOMMENDATION -
PROPOSED AMENDMENTS TO C1, C2, C3, AND ORIC ZONING DISTRICTS**

WHEREAS, Petitioner the Village of River Forest (“Village”), based upon direction from the Village President and Board of Trustees, has requested consideration of, and a public hearing on, proposed amendments to be made to Title 10 (Zoning) of the Village of River Forest Zoning Ordinance (“Zoning Code”) related to: adjusting the height maximums for buildings from 50 feet in C1 Commercial District (C1) C3 Central Commercial District, (C3) and Office/Research/Industrial/Commercial District (ORIC) to 65 feet and to increase the C2 Commercial District (C2) from 30 feet to 50 feet; decreasing residential density requirements for lot areas from 2,800 square feet in C1, C2, and C3 to 1,000 square feet, and reducing off-street parking requirements from a minimum of 2 (for 1-2 bedroom dwellings) or 2.5 (for 3+ bedroom dwellings) to a minimum of 1.5 per unit; and

WHEREAS, the Zoning Board of Appeals (“Board”) held a public hearing on the question of whether the requested amendment to the text of the Zoning Code should be granted on January 11, 2024, March 14, 2024, and April 11, 2024, as required by Section 10-5-5 of the Zoning Code, at which time 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 said 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; and

WHEREAS, at the January 11, 2024, March 14, 2024 and April 11, 2024 public hearing, Village Administrator Matt Walsh, and Village Consultant John Houseal, on behalf of Petitioner the Village of River Forest, explained that the proposed amendments would not rezone any properties, or change the planned development review and approval process for any developments that would qualify for the same. The Village presented evidence of the current standards of surrounding communities with regards to building height, density and parking. In addition, the Village Administrator and Village Consultant addressed many of the concerns raised by commenters and clarified that the proposed amendments did not change the core characteristics of any zoning districts (i.e. no residential that would not have been previously allowed would have become permitted by the amendments) nor would bedroom requirements change. The Village Administrator and Village Consultant indicated that the Village Board and the Economic Development Commission (“EDC”) felt that the changes would bring the Village more in line with current development standards and would attract redevelopment to the Village. EDC Chairman Cuyler Brown provided testimony to support the changes and explain the Commission’s process.; and

WHEREAS, at the January 11, 2024, March 14, 2024 and April 11, 2024 public hearing, members of the public spoke both in favor of and against the proposed amendments. Reasons given in support of the proposed amendments included that they brought a more modern standard to the Village and would attract redevelopment which would enhance the walkability and vibrancy of the Village in the long term. Reasons given in opposition to the proposed

amendments included concern that the new standards would become a new base level from which to seek additional modification, and about effects on neighboring properties, village services and infrastructure. The petitioner stated that impacts on neighboring properties and public services would be addressed during the planned development review process for specific proposals as has been done in the past; and

WHEREAS, after the close of public comment, the Board discussed the proposed amendments. Members expressed differing views on the proposed amendments and their potential impacts. Members specifically cited concerns about the reduction in parking requirements, and concerns that the proposed amendments were too extensive; although many members expressed support for some elements of the proposed changes. Members expressed interest in the idea of stepback height design requirements or some version of compromise between the current height restrictions and the changes suggested in the proposed amendments, possibly incorporating the feedback and suggestions from residents in order to address their concerns. Members also expressed that the density and parking revisions were too drastic, and that the proposal overall could incorporate more community feedback; however, members also emphasized that while they could not recommend the current proposal they were not opposed to economic development and saw need for some change; and

WHEREAS, following discussion, the Zoning Board of Appeals, pursuant to Section 10-5-5(B)(2) of the Zoning Code, and by a vote of 6-1, did not recommend approval of the proposed amendments to the Zoning Code.

WHEREAS, following the recommendation, the Zoning Board of Appeals provided reasoning for their recommendation vote as follows;

NOW THEREFORE, the Zoning Board of Appeals makes the following findings of fact and recommendations pursuant to Section 10-5-5(B)(2):

A. That for the various reasons stated above, and by a vote of 6-1, the Zoning Board of Appeals finds that the Proposed Amendments are not in the best interests of the Village and its residents and property owners; and

B. That the Zoning Board of Appeals, pursuant to Section 10-5-5(B)(2) of the Zoning Code, and by a vote of 6-1, therefore does not recommend to the Village President and Board of Trustees that the Zoning Code be amended as proposed.

Frank Martin
Chairman



MEMORANDUM

DATE: May 3, 2024

TO: Zoning Board of Appeals

FROM: Clifford E. Radatz *ceR*
Building Official

SUBJECT: Case Number 24-0004
7777 Lake Street
Special Use Application for Mosaic Montessori Academy

Mosaic Montessori Academy has applied for a Special Use Permit to establish a Child Daycare Center in the C-3 Commercial District in the existing building located at 7777 Lake Street. The applicant presently operates a school located in the River Forest Methodist Church at 7970 Lake Street, which will remain in use. The proposed space at 7777 Lake Street will increase the applicant's capacity to serve the needs of the community.

The hearing for this application was previously scheduled for March 21, 2024, but due to a lack of a quorum, the hearing was postponed. Legal Notice has been provided for the new meeting date on May 9, 2024, by publication in the local newspaper, signage at the property, and mailed notifications as required by section 10-18-4 B).

The following packet includes the applicant's submission of materials in accordance with the Application Requirements listed in section 10-18-5 of the Zoning Ordinance.

Also included are the original Memoranda of the Chiefs of the River Forest Police Department and River Forest Fire Department concerning the impact of traffic and parking from the proposed facility on emergency operations, a response from the applicant seeking to address those concerns, and follow-up comments from the Police and Fire Departments.

A copy of Chapter 10-18 of the Zoning Ordinance has been included in the packet for your reference.

If the Zoning Board wishes to recommend the approval of this Special Use Permit 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 Special Use Permit for the Child Daycare Center at 7777 Lake Street.

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

LEGAL NOTICE
ZONING BOARD OF APPEALS
RIVER FOREST, ILLINOIS
Case Number 24-0004

Public Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals (ZBA) of the Village of River Forest, County of Cook, State of Illinois, on Thursday, May 9, 2024, at 7:30 p.m. in the First Floor Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois on the following matter:

Mosaic Montessori Academy is seeking a Special Use Permit to establish a Child Daycare Center in the C-3 Commercial District, in the existing building at 7777 Lake Street, in River Forest, Illinois.

Section 10-18-4 of the Village Code provides the Zoning Board jurisdiction to hold public hearings and offer recommendations to the Village Board concerning applications for a Special Use Permit.

The legal description of the property at 7777 Lake Street is as follows:

LOT 14 (EXCEPT THE EAST 27.5 FEET THEREOF) AND LOT 15 (EXCEPT THE SOUTH 20 FEET OF THE) EAST 27.5 FEET AND EXCEPT THE NORTH 30 FEET OF THE EAST 15 FEET THEREOF) ALSO LOT 16 (EXCEPT THE EAST 15 FEET THEREOF) IN BLOCK 4 IN LATHROP'S RESUBDIVISION OF LATHROP AND SEAVERN'S ADDITION TO RIVER FOREST, BEING A RESUBDIVISION OF THAT PART LYING EAST OF PARK AVENUE TOGETHER WITH THE EAST 3/5 OF BLOCK 15 IN LATHROP AND SEAVERN'S ADDITION IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORCH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID PREMISES THE WEST 72 FEET OF LOTS 15 AND 16 AFOERSAID CONVEYED BY BOAG BUILDING CORPORATION, A CORPORATION OF DELAWARE TO ROSANA CENTRUM CORPORATION BY DOCUMENT NUMBER 9934913 RECORDED FEB. 23, 1928), IN COOK COUNTY, ILLINOIS

All interested persons will be given the opportunity to be heard at the public hearing. **For public comments to be considered by the Zoning Board of Appeals and Village Board of Trustees in their decision, they must be included as part of the public hearing record.** Interested persons can learn more about how to participate in the hearing by visiting www.vrf.us/guides/guide/DevelopmentGuide.

Sincerely,
Clifford Radatz
Secretary, Zoning Board of Appeals

Application for Special Use Permit
For 7777 Lake Street, River Forest, Illinois

Requested by Mosaic Montessori Academy

February 2024

Applicant Information

Landlord:

Jake Strand
Stand Properties
140 S Grove
Oak Park, IL 60302

Brokerage:

The Apartment Source
2533 W. Fullerton Ave.
Chicago, IL 60647

Designated Agent:

Ariel Bo Pang

Proposed Tenant:

Maria Carandang & Rainer Ramos
Mosaic Montessori Academy
7970 Lake St.
River Forest, IL 60305

Brokerage:

Laura Maychruk Real Estate
911 S. Lombard Ave.
Oak Park, IL 60304

Designated Agent:

Laura Maychruk

Statement from the Property Owner

February 21, 2024

Subject: Special Use Permit Application for Mosaic Montessori Academy at 7777 Lake Street, River Forest IL 60305

Landlord: Jack Strand
Strand Properties
140 S Grove
Oak Park, IL 60302

To Village of River Forest - Village Zoning Department,


I am writing to you in my capacity as the legal representative and holder of power of attorney for the property located at 7777 Lake Street in River Forest, which is under the ownership of Jack Strand. I've been entrusted with overseeing the best use of this asset, ensuring it continues to contribute positively to our community.

I am aware that the current zoning regulations for the commercial property in question do not explicitly permit the operation of a child daycare center. However, I am formally requesting your consideration and approval for a special use permit that would allow a dedicated and reputable child daycare provider to occupy approximately 4,000 square feet of the available 12,000 square feet within the building.

This request is part of a broader application submitted by the Mosaic Montessori Academy, who is keen to offer their valuable services to our community. The building has seen a number of its spaces remain vacant for a few years. I believe that granting this special use permit will not only revitalize a significant portion of the property but also serve an essential need within our community by providing reliable, safe, and accessible childcare services. The proposed use aligns with our shared objectives of fostering a family-friendly community environment and supporting the welfare and development of our youngest residents.

Should you require any additional information or wish to discuss this request further, please do not hesitate to contact me at paris.arthur@gmail.com. Thank you for considering our request. I appreciate your time and the work you do for our village.

Sincerely,

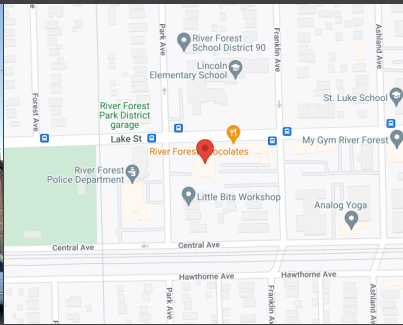
 as Power of Attorney for Jack Strand

Arthur Paris
Legal Representative for Jack Strand
paris.arthur@gmail.com

Plat of Survey



2402.1951
 PLAT OF SURVEY
 COOK COUNTY



PROPERTY ADDRESS:
 7777 LAKE STREET, RIVER FOREST, ILLINOIS 60305

SURVEY NUMBER: 2402.1951

DATE SIGNED: 02/15/24

FIELD WORK DATE: 2/14/2024

REVISION DATE(S):
 (REV.1 2/15/2024)

POINTS OF INTEREST
 1. RESIDENCE OVER PROPERTY LINE

STATE OF ILLINOIS } SS
 COUNTY OF GRUNDY }

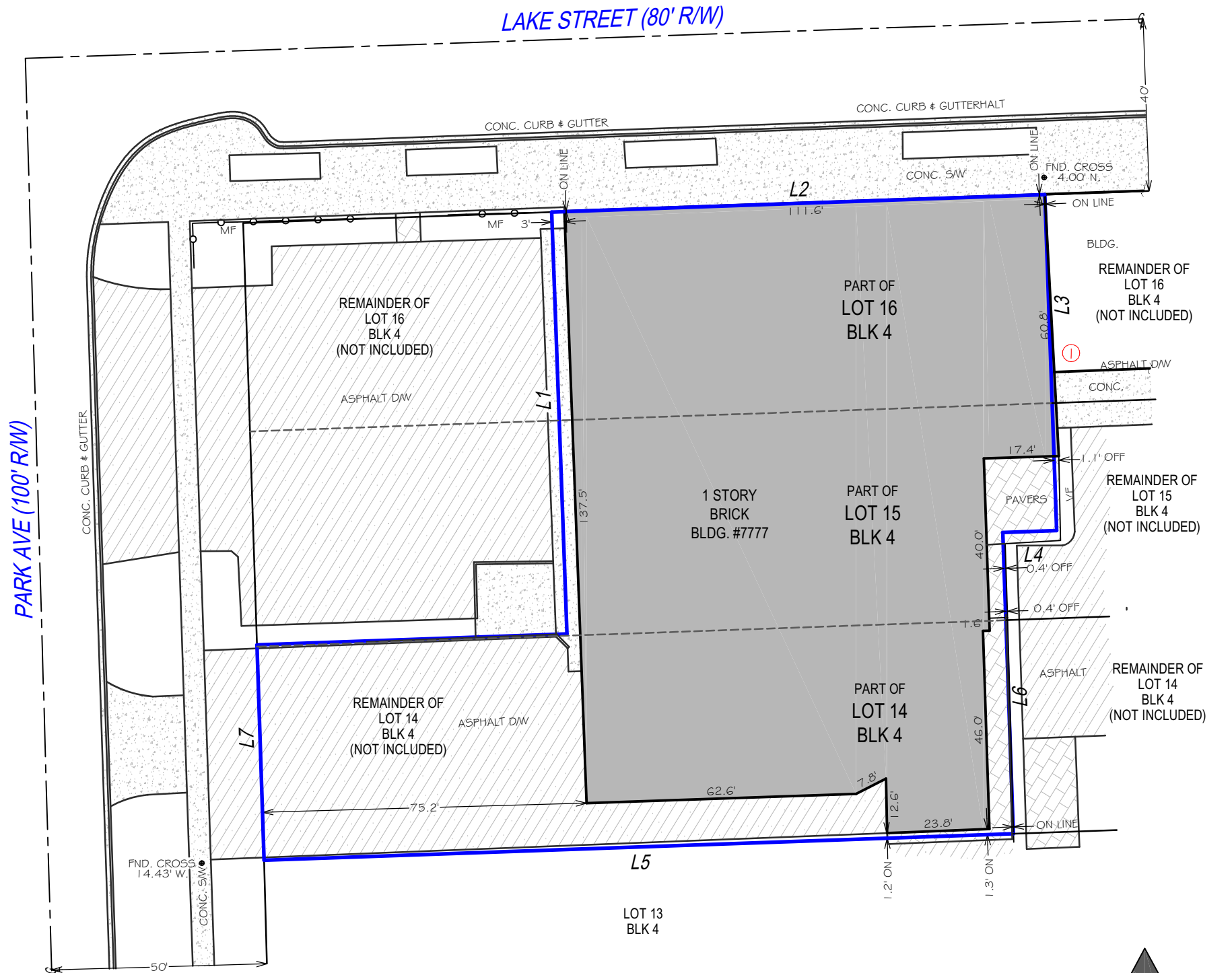
THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Kenneth Kennedy
 KENNETH A. KENNEDY
 035-003403
 PROFESSIONAL
 LAND SURVEYOR
 MORRIS, IL
 STATE OF ILLINOIS

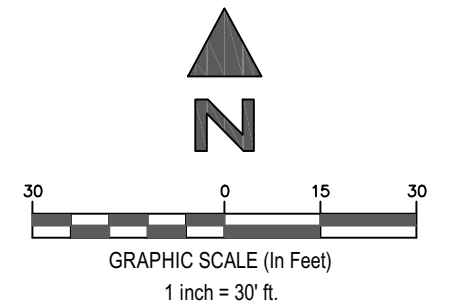
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
 LICENSE EXPIRES 11/30/2024
 EXACTA LAND SURVEYORS, LLC
 PROFESSIONAL DESIGN FIRM 184008059-0008



Exacta Land Surveyors, LLC
 PLS# 184008059
 o: 773.305.4011
 316 East Jackson Street | Morris, IL 60450



LINE TABLE:
 L1 98.00' (R)
 N 2°06'02" W 98.00' (C)
 L2 114.50' (R)
 N 87°44'27" E 114.50' (C)
 L3 78.00' (R)
 S 2°15'33" E 78.00' (C)
 L4 12.50' (R)
 S 87°44'27" W 12.50' (C)
 L5 174.00' (R)
 S 87°44'27" W 174.00' (C)
 L6 70.00' (R)
 S 2°15'33" E 70.00' (C)
 L7 50.00' (R)
 N 1°52'35" W 50.00' (C)
 L8 45.00' (R)
 N 87°44'27" E 45.00' (C)
 TOTAL AREA OF PROPERTY SURVEYED 4350 SQ.FT.±



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
 PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS:
7777 LAKE STREET, RIVER FOREST, ILLINOIS 60305

SURVEY NUMBER: 2402.1951

CERTIFIED TO:
.

DATE OF SURVEY: 02/15/24

BUYER:

LENDER:

TITLE COMPANY:

COMMITMENT DATE: **CLIENT FILE NO:**

LEGAL DESCRIPTION:
LOT 14 (EXCEPT THE EAST 27.5 FEET THEREOF) AND LOT 15 (EXCEPT THE SOUTH 20 FEET OF THE EAST 27.5 FEET AND EXCEPT THE NORTH 30 FEET OF THE EAST 15 FEET THEREOF) ALSO LOT 16 (EXCEPT THE EAST 15 FEET THEREOF) IN BLOCK 4 IN LATHROP'S RESUBDIVISION OF LATHROP AND SEAVERN'S ADDITION TO RIVER FOREST, BEING A RESUBDIVISION OF THAT PART LYING EAST OF PARK AVENUE TOGETHER WITH THE EAST 3/5 OF BLOCK 15 IN LATHROP AND SEAVERN'S ADDITION IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORCH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID PREMISES THE WEST 72 FEET OF LOTS 15 AND 16 AFOERSAID CONVEYED BY BOAG BUILDING CORPORATION, A CORPORATION OF DELAWARE TO ROSANA CENTRUM CORPORATION BY DOCUMENT NUMBER 9934913 RECORDED FEB. 23, 1928), IN COOK COUNTY, ILLINOIS

FLOOD ZONE INFORMATION:

GENERAL SURVEYORS NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
- Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
- THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYORS LEGEND:

LINETYPES		ABBREVIATIONS	
	Boundary Line	(C) - Calculated	FIP - Found Iron Pipe
	Center Line	(D) - Deed	FIPC - Found Iron Pipe & Cap
	Chain Link or Wire Fence	(F) - Field	FIR - Found Iron Rod
	Easement	(M) - Measured	FIRC - Found Iron Rod & Cap
	Edge of Water	(P) - Plat	FN - Found Nail
	Iron Fence	(R) - Record	FN&D - Found Nail & Disc
	Overhead Lines	(S) - Survey	FRRSPK - Found Rail Road Spike
	Structure	A/C - Air Conditioning	GAR - Garage
	Survey Tie Line	AE - Access Easement	GM - Gas Meter
	Vinyl Fence	ANE - Anchor Easement	ID - Identification
	Wall or Party Wall	ASBL - Accessory Setback Line	IE/EE - Ingress/Egress Easement
	Wood Fence	B/W - Bay/Box Window	ILL - Illegible
SURFACE TYPES		BC - Block Corner	INST - Instrument
	Asphalt	BFP - Backflow Preventer	INT - Intersection
	Brick or Tile	BLDG - Building	IRRE - Irrigation Easement
	Concrete	BLK - Block	L - Length
	Covered Area	BM - Benchmark	LAE - Limited Access Easement
	Water	BR - Bearing Reference	LB# - License No. (Business)
	Wood	BRL - Building Restriction Line	LBE - Limited Buffer Easement
SYMBOLS		BSMT - Basement	LE - Landscape Easement
	Benchmark	C - Curve	LME - Lake/Landscape Maintenance Easement
	Center Line	C/L - Center Line	LS# - License No. (Surveyor)
	Central Angle or Delta	C/P - Covered Porch	MB - Map Book
	Common Ownership	C/S - Concrete Slab	ME - Maintenance Easement
	Control Point	CATV - Cable TV Riser	MES - Mitered End Section
	Catch Basin	CB - Concrete Block	MF - Metal Fence
	Elevation	CH - Chord Bearing	MH - Manhole
	Fire Hydrant	CHIM - Chimney	MHWL - Mean High Water Line
	Find or Set Monument	CLF - Chain Link Fence	NR - Non-Radial
	Guywire or Anchor	CME - Canal Maintenance Easement	NTS - Not to Scale
	Manhole	CO - Clean Out	NAVD88 - North American Vertical Datum 1988
	Tree	CONC - Concrete	NGVD29 - National Geodetic Vertical Datum 1929
	Utility or Light Pole	COR - Corner	OG - On Ground
	Well	CS/W - Concrete Sidewalk	ORB - Official Records Book
		CUE - Control Utility Easement	ORV - Official Record Volume
		D/W - Driveway	O/A - Overall
		DE - Drainage Easement	O/S - Offset
		DF - Drain Field	OFF - Outside Subject Property
		DH - Drill Hole	OH - Overhang
		DUE - Drainage & Utility Easement	OHL - Overhead Utility Lines
		ELEV - Elevation	OHWL - Ordinary High Water Line
		EM - Electric Meter	ON - Inside Subject Property
		ENCL - Enclosure	P/E - Pool Equipment
		ENT - Entrance	PB - Plat Book
		EOP - Edge of Pavement	PC - Point of Curvature
		EOW - Edge of Water	PCC - Point of Compound Curvature
		ESMT - Easement	PCP - Permanent Control Point
		EUB - Electric Utility Box	PI - Point of Intersection
		F/DH - Found Drill Hole	PLS - Professional Land
		FCM - Found Concrete Monument	
		FF - Finished Floor	

JOB SPECIFIC SURVEYOR NOTES:



Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

Statements of Compliance with the
Comprehensive Plan and the Zoning Title

How will Mosaic Montessori Academy work with the River Forest Zoning?

Mosaic Montessori Academy (MMA) is working with the Village of River Forest to bring our school into the C3 Commercial District as a Special Use. We fully intend to enhance services in the Village by bringing more high-quality early education and childcare to the residents of River Forest.

MMA is committed to providing children, aged two to six years+, with a creative and adaptive academic & social environment that respects each child's uniqueness and individuality. MMA encourages the dynamic collaboration of the child, parent, and the Montessori guide (teacher), in meeting the child's developmental needs. We strongly believe that employing the Montessori principles in guiding children is paramount in creating a solid foundation for the child's future.

MMA opened its doors in the Village of River Forest, Illinois on September 2007, with one primary classroom of children, three to six years of age. It immediately experienced growth that same year, even offering its first summer program also within said year. A Parent-Infant Program opened in the School Year (SY) 2008-2009 to meet the needs of some parents who were seeking this type of program for their very young children. A Toddler Program, serving two to three year old children, was put in place for the school year 2009-2010. MMA looks forward to the continued growth of the school with the addition of 2 toddler classrooms and 1 primary classroom at the 7777 Lake St. site, which will serve approximately 60 students and their families.

How will Mosaic Montessori Academy work with the River Forest Comprehensive Plan?

The Village of River Forest Comprehensive Plan states:

"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."

"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."

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.*

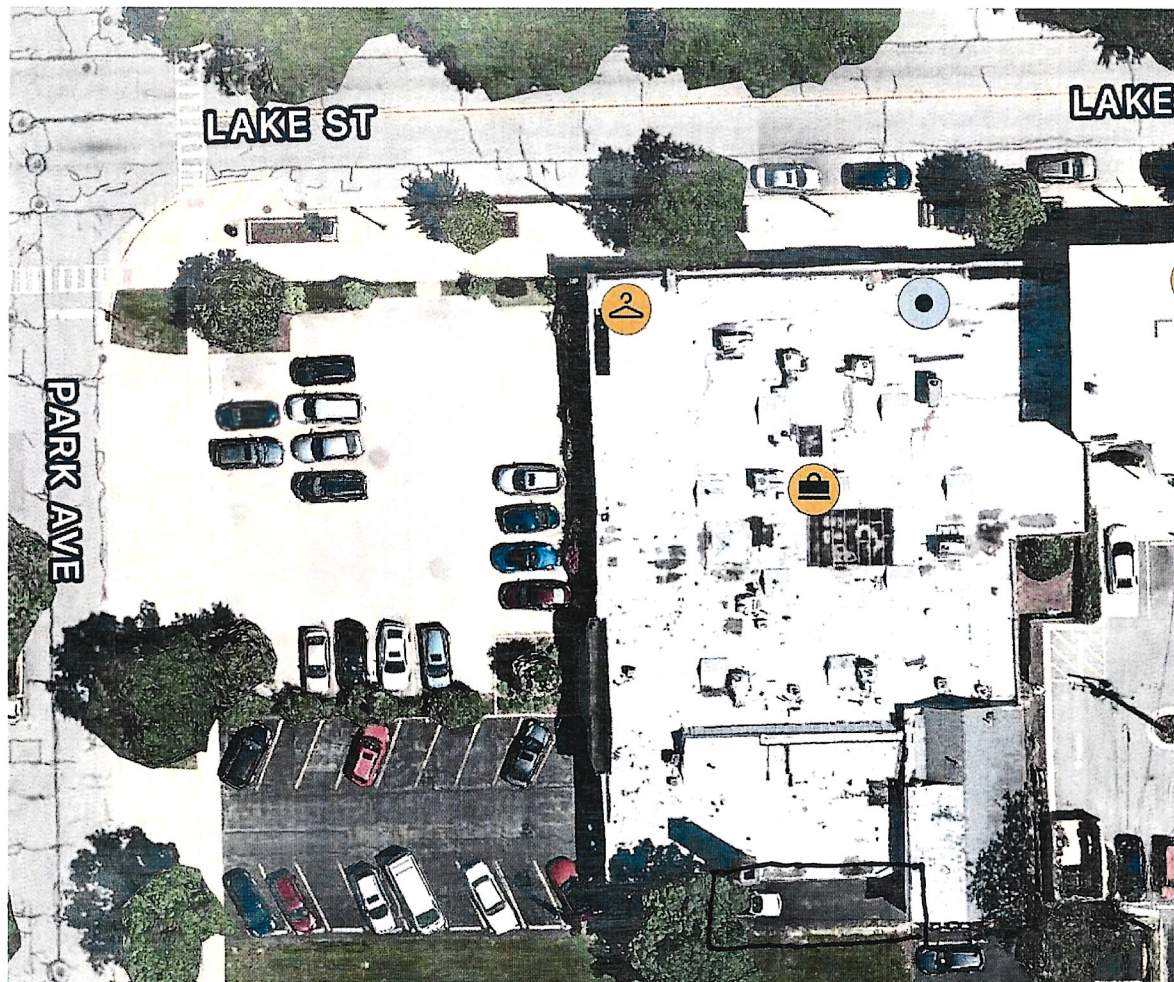
- 5. Balance the need for thriving and robust commercial areas with the importance of mitigating impacts on the Village's residential neighborhoods.*
- 6. Provide adequate off-street parking to accommodate the needs of existing businesses and future development.*
- 7. Encourage sustainable best practices 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.*

MMA is a high-quality institution offering education to children ages 18 months to 6 years. The school has been a vibrant part of River Forest life since 2007 when they opened within the River Forest Methodist Church (corner of Lake St. and Thatcher Ave.) Since that time, they have expanded their program to maximize the available space at the Church. Over the years, they have experienced great demand for expanding their services from the River Forest families that they serve.

Allowing MMA to utilize the space at 7777 Lake St. will allow them to expand their ability to serve the families of River Forest by offering more high-quality early childhood education.

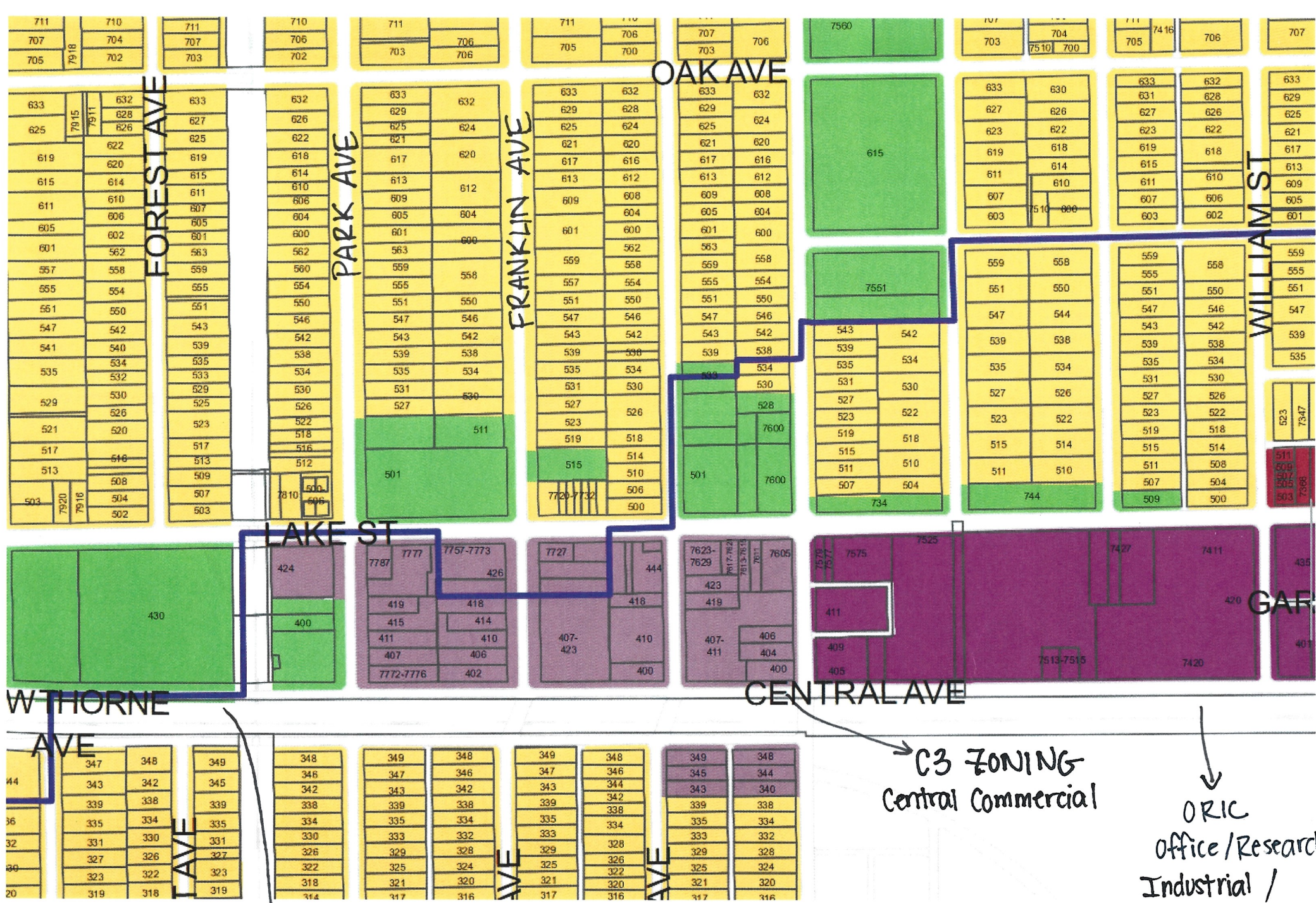
MMA has proven to be a "good neighbor" by enhancing the spaces that it occupies and energizing, once underutilized spaces. The opportunity for them to use the long-vacant space at 7777 Lake St., will bring more beauty and vibrance to the area, further enhancing the shopping and service businesses along the Lake St. Corridor.

Site Plan



PARKING SPACES = 17

PROPOSED OUTDOOR PLAYSPACE



PRI
Public / Recreational / Institutional

C3 ZONING
Central Commercial

ORIC
Office / Research
Industrial /
Commercial

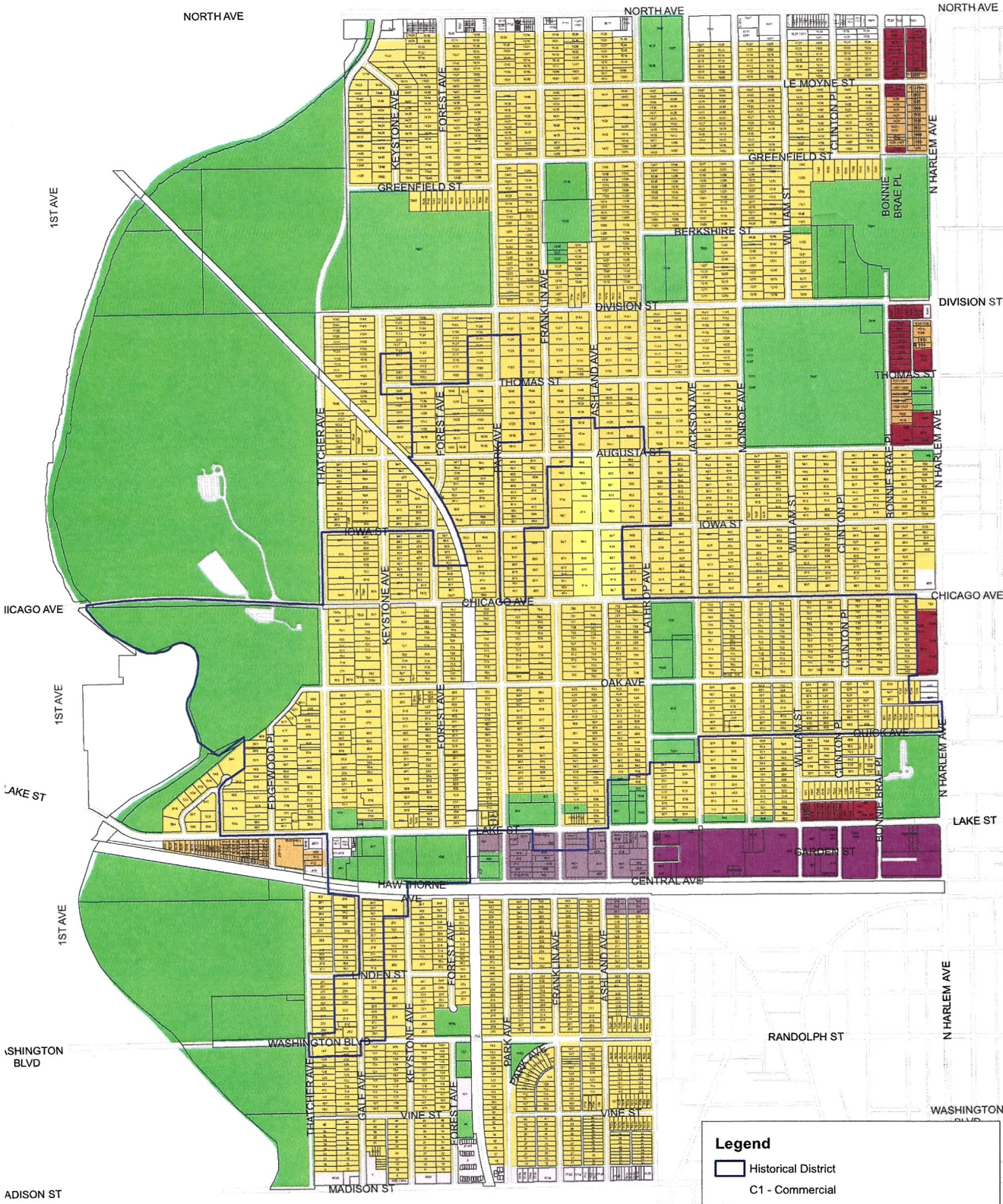


River Forest Zoning Map

January 31, 2023



0 550 1,100 Feet



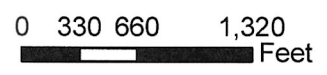
Legend

- Historical District
- C1 - Commercial
- C2 - Commercial
- C3 - Central Commercial
- R1 - Wide Lot Single-Family Residential
- R2 - Single-Family Residential
- R3 - Single-Family Residential
- R4 - Multi-Family Residential
- PRI - Public/Recreational/Institutional
- ORIC - Office/Research/Industrial/Commercial

DES PLAINES AVE



★ = Subject Property
 7777 LAKE STREET
 Village of River Forest
 Street Map



Site Plan with Zoning Information

Zoning Review Checklist

Address: 7777 Lake Street

Date of Review: 2/28/2024

Date of Submission:

Contact:

Telephone #:

Zoning District:

C3

Use:

Child Daycare Center - Special Use Permit Application
Special Use

Lot Area

irregular shaped lot

Lot Width
0.00

Lot Depth
0.00

Lot Area
19671.00

Minimum Land Area 10-14-4

3275.00

Lot Coverage 10-14-5

C3 District, 100% coverage allowed

Allowed
19671.00

Existing
14176.71
72.07%

Proposed
14176.71
72.07%

Floor Area Ratio 10-14-5

2.5 FAR allowed for the C3 District

Allowed
49177.50

Existing
14176.71
0.72

Proposed
14176.71
0.72

Setbacks 10-14-7

Front Yard

West

Required

Existing

Proposed

Eave Length

75.2000
0.0000

Setback to Eave

0.0000

75.2000

75.2000

Front Yard

North

0.0000

0.0000

Eave Length

Setback to Eave

0.0000

0.0000

0

Side Yard

South

0.0000

1.2000

Eave Length

Setback to Eave

0.0000

1.2000

1.2000

Rear Yard

East

0.0000

0.0000

Eave Length

Setback to Eave

0.0000

0.0000

0

Addition

Zoning Review Checklist

Building Height Ridge 10-14-6	Allowed	Existing	Proposed	
Height above grade in feet	50'	20'	Height	<input checked="" type="checkbox"/>

10-14-8 Off-Street Parking:

	Required	Existing	Proposed	
Parking Spaces	<input type="text" value="5"/>	<input type="text" value="17"/>	<input type="text" value="5"/>	<input type="checkbox"/>

* Mosaic Montessori will have 10 FTE at this location

Regarding Student drop off :

Mosaic Montessori Academy will schedule drop-off 15 minutes earlier/ later than the start of the school day at Lincoln Elementary. Parents will be instructed to drive north on Park Ave. & stop at the west entrance. Adult staff/volunteers of MMA will unload the students directly from the vehicles. & walk them to the west entrance door.

7777 Lake Street

Area Calculations

Date of Submission **2/15/2024**

	n-s	e-w	
Lot Area	78.0000	114.5000	8931.0000
	20.0000	102.0000	2040.0000
	50.0000	174.0000	8700.0000
Irregular shaped Lot			19671.0000
Allowed Coverage	1.0000		19671.0000
Allowed FAR	2.5000		49177.5000

Lot Coverage - Existing

First Floor Area	Existing	14176.7100
		0.0000
		0.0000
		0.0000
	Total	14176.7100

Lot Coverage - New

First Floor Area	Proposed	14176.7100
		0.0000
		0.0000
		0.0000
	Total	14176.7100

Floor Area - Existing

Floor Area - existing	1st floor	14176.7100
		0.0000
		0.0000
		14176.7100

Floor Area - Proposed

Floor Area - Proposed	1st floor	14176.7100
		0.0000
		0.0000
		14176.7100

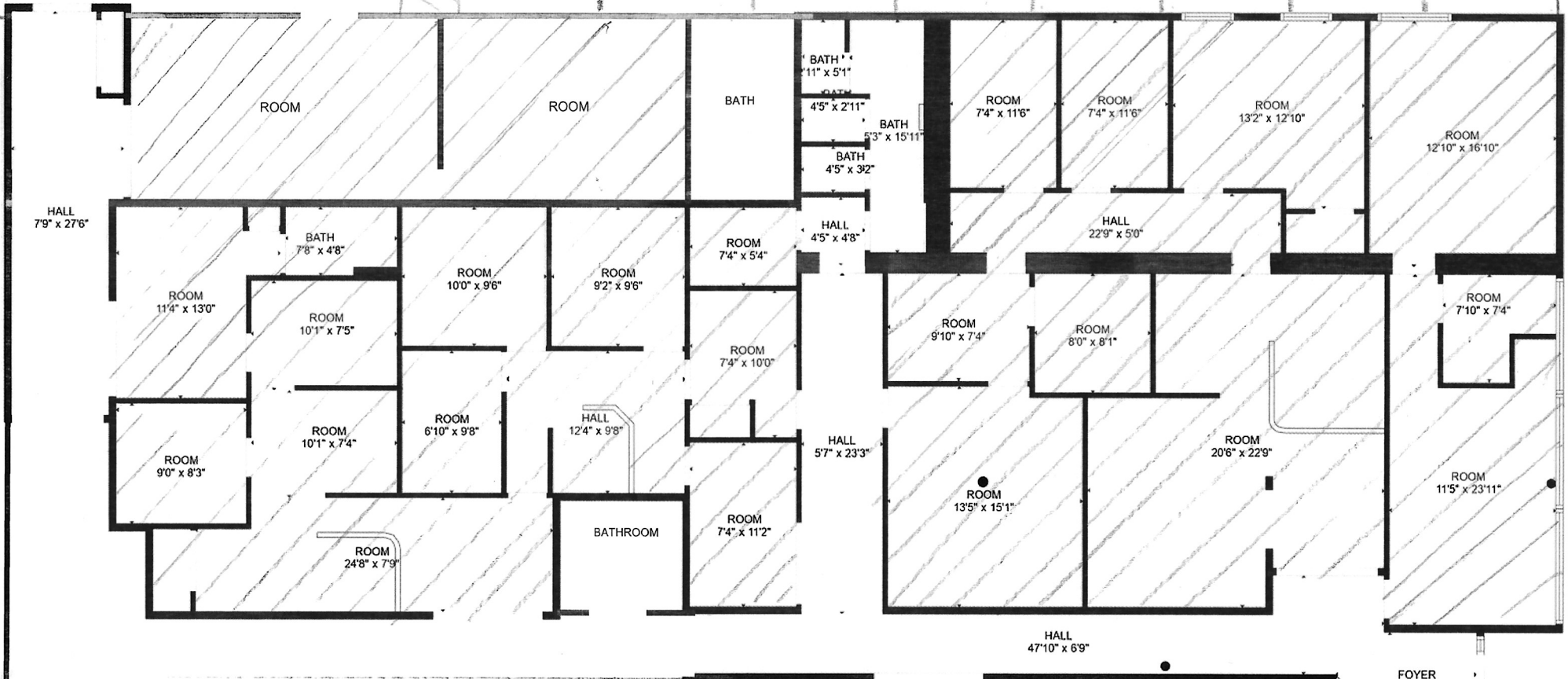
7777 Lake Street

House - 1st floor - Existing per Plat	n-s	e-w	
A	60.8000	111.6000	6785.2800
B	40.0000	94.2000	3768.0000
C	36.7000	92.7000	3402.0900
D	9.3000	23.8000	221.3400
			0.0000
			0.0000
Existing First Floor Area			14176.7100
House - 1st floor - Proposed			
Existing			14176.7100
			0.0000
Proposed First Floor Area			14176.7100


Design Drawings

VILLAGE PARKING LOT

PARKING LOT



LEASED OFFICES & RETAIL SPACES

 = PROPOSED MONTESSORI ACADEMY AREA
~ 4,000 INTERIOR SQFT

FRONT

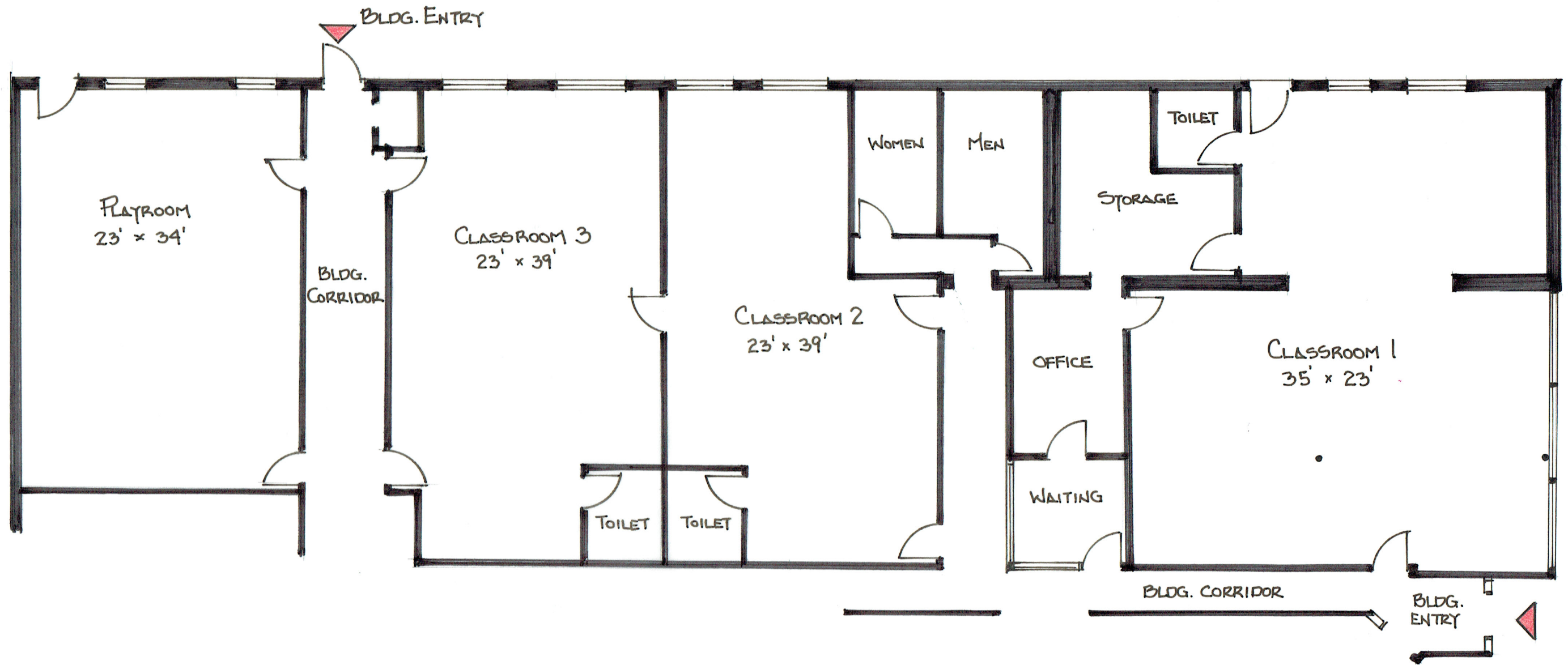
RIVER FOREST CLEANERS

LAKE STREET

C3 ZONING

PARK AVE.

PARKING LOT



LAKE ST.

PROPOSED SPACE PLAN

MOSAIC MONTESSORI ACADEMY
7177 LAKE ST.

FIRE SUPPRESSION: FIRE SPRINKLER SYSTEM THROUGHOUT

FLOORPLAN FOR PROPOSED MONTESSORI RENTAL SPACE

PARKING LOT

EXIT

EXIT



PATH TO EXIT #4



EXIT

FRONT



Landscaping Plan



2402.1951
 PLAT OF SURVEY
 COOK COUNTY



PROPERTY ADDRESS:
 7777 LAKE STREET, RIVER FOREST, ILLINOIS 60305

SURVEY NUMBER: 2402.1951

DATE SIGNED: 02/15/24 FIELD WORK DATE: 2/14/2024

REVISION DATE(S):
 (REV.1 2/15/2024)

POINTS OF INTEREST
 1. RESIDENCE OVER PROPERTY LINE

STATE OF ILLINOIS }
 COUNTY OF GRUNDY } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

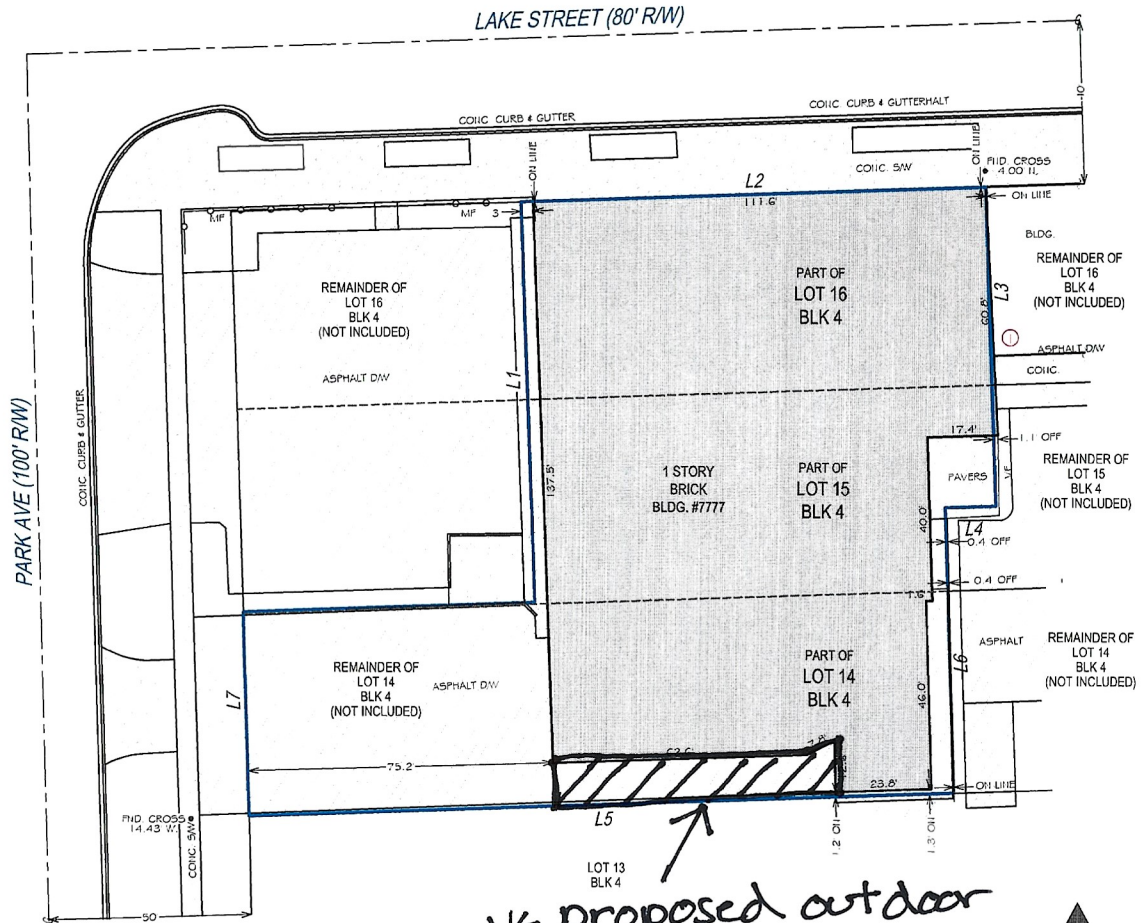
Kenneth Kennedy



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
 LICENSE EXPIRES 11/30/2024
 EXACTA LAND SURVEYORS, LLC
 PROFESSIONAL DESIGN FIRM 184008059-0008



Exacta Land Surveyors, LLC
 PLS# 184008059
 o: 773.305.4011
 316 East Jackson Street | Morris, IL 60450



LINE TABLE:

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L2	114.50' (R)
L3	78.00' (R)
L4	12.50' (R)
L5	174.00' (R)
L6	70.00' (R)
L7	50.00' (R)
L8	45.00' (R)

TOTAL AREA OF PROPERTY SURVEYED 4350 SQ.FT.±

* proposed outdoor play area to be fenced & raised garden beds added along w/ play equipment.

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
 PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

Covenants, Easements, and Restrictions

[External] RE: 7777 Lake Street - Special Use Application for Mosaic Montessori Academy

laura@maychrukrealestate.com <laura@maychrukrealestate.com>

Thu 3/14/2024 2:39 PM

To:Cliff Radatz <CRadatz@vrf.us>

Cc:ariel@apartmentsource.com <ariel@apartmentsource.com>;schavez@apartmentsource.com

<schavez@apartmentsource.com>;'ms.maria mosaicmontessori.org' <ms.maria@mosaicmontessori.org>;

mr.ranier@mosaicmontessori.org <mr.ranier@mosaicmontessori.org>;Matthew Walsh <mwalsh@vrf.us>;Jessica Spencer

<Jspencer@vrf.us>

📎 4 attachments (4 MB)

7777 Lake Proposed Space Plan.pdf; 7777 Lake Zoning Review.pdf; Landscaping Plan Showing Outdoor Play Area.pdf; MMA Schedule of Development.docx;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Cliff,

Thank you again for all of your guidance on this application.

Attached you will find:

- Completed Zoning Analysis to satisfy sections B4 & B6
- Proposed floor plan for MMA to satisfy section B7 of the application
- Landscaping plan showing the outdoor play area and improvements to satisfy section B8
- **The answer to section B9 is NONE**
- Updated MMA schedule of development to satisfy section B10

Please review and let me know if you need further information or clarification.

Thank you again,

Laura



LAURA MAYCHRUK
REAL ESTATE

LAURA MAYCHRUK
Designated Managing Broker

911 S. Lombard Avenue
Oak Park, IL 60304
maychrukrealestate.com

Schedule of Development

Schedule of Development

- Special Use Permit Submittal 3/14/24
- Zoning Board Meeting 3/21/24
- Village Board Meeting 3/25/24
- Submit Construction Plans for Permit Review 4/26/24
- Submit Plans to State/DCFS for Review 4/26/24
- Receive RF Permits and DCFS Approval 6/1/24
- Begin Construction 8/1/24
- Complete Construction and Open School 10/1/24

From: [Thomas Gaertner](#)
To: [Cliff Radatz](#)
Cc: [Jessica Spencer](#)
Subject: RE: [External] Re: [External] RE: [External] RE: 7777 Lake Street - Special Use Application for Mosaic Montessori Academy
Date: Monday, April 29, 2024 9:42:17 AM

Good morning Cliff,

I have taken a look at the new proposal for 7777 Lake Street. This new proposal does not change my previous stance on the traffic and parking issues that will exist. I still believe this will cause issues for our responding fire apparatus traveling on Park Ave and Lake St.

Sincerely,

Thomas D Gaertner
Fire Chief
Village of River Forest
400 Park Avenue
River Forest, IL 60305
708-714-3560
tgaertner@vrf.us



From: Cliff Radatz <CRadatz@vrf.us>
Sent: Friday, April 26, 2024 11:05 AM
To: Thomas Gaertner <tgaertner@vrf.us>
Cc: Jessica Spencer <Jspencer@vrf.us>
Subject: FW: [External] Re: [External] RE: [External] RE: 7777 Lake Street - Special Use Application for Mosaic Montessori Academy

Chief Gaertner,

Please see the attached email. The applicant for the Special Use for the Daycare facility at 7777 Lake Street has prepared a response to the concerns which you had raised regarding the effect of the traffic and parking for the facility on the surrounding area.

Please review the email and determine if this new information has addressed any of your concerns.

Regards,

Clifford Radatz
Village of River Forest

From: [James Greenwood](#)
To: [James Oshea](#)
Cc: [Jessica Spencer](#); [Cliff Radatz](#); [Michael Swierczynski](#)
Subject: Re: [External] Re: [External] RE: [External] RE: 7777 Lake Street - Special Use Application for Mosaic Montessori Academy
Date: Thursday, May 2, 2024 2:48:15 PM
Attachments: [Outlook-vwtpun5q.png](#)
[Outlook-1fkknbnr.png](#)

I don't think the Village's concerns were addressed (see initial email).

In reference their alternative for a Lake St. drop off/pick up, I have safety concerns for the children, parents, and staff. Vehicles pulling in and out of traffic during rush hour may result in increased accidents. Pedestrian involved accidents are often much more severe than vehicle only accidents. No other schools in town have drop off locations on any main thoroughfares.

I think we would need more data on where the vehicles will park during drop-off and pick-up. I also have concerns about the parking impact for current and future businesses that may utilize the lot.

Respectfully,
Deputy Chief James Greenwood #189
River Forest Police Department
400 Park Avenue
River Forest, IL 60305
Main- (708) 366-7125 x 329
Direct- (708) 714-3529
Fax- (708) 366-0527
Email- jgreenwood@vrf.us



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From: laura@maychrukrealstate.com
To: [Cliff Radatz](#)
Cc: ariel@apartmentsource.com; schavez@apartmentsource.com; "Ariel Bo Pang"; "ms.maria mosaicmontessori.org"; mr.ranier@mosaicmontessori.org; [Matthew Walsh](#); [Jessica Spencer](#); [Arthur Paris](#)
Subject: [External] RE: 7777 Lake Street - Special Use Application for Mosaic Montessori Academy
Date: Wednesday, March 27, 2024 6:32:10 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Cliff,

Below is a response to the parking concerns and the safety concerns of the Fire and Police Chiefs regarding the potential for congestion and traffic on Park Ave.:

The students at this location will be only Full-Day. Drop off begins at 7:30am and ends at 8am. Pick up is between 4:30pm and 6pm. With both Lincoln Elementary and St. Luke's School having drop off and pick up at significantly different times, we believe this would solve the traffic/congestion concerns.

As an alternative to the Park Avenue drop-off location, Mosaic Montessori Academy is also able to receive students from the Lake St. entrance. Cars would proceed East on Lake St. and pull in front of the entrance at 7777 W. Lake St. where an adult employee of Mosaic Montessori Academy would open the car door and take the child to the entrance. If permitted, they would like to block off some parking slots on Lake St during drop-off to accommodate the vehicles.

Regarding the parking requirements, MMA is able to have their staff park at the RF United Methodist Church (the school's other location) just a few blocks away and can utilize only 3 spaces in the lot.

Please let me know if you have further questions or concerns.

Thanks, Laura



LAURA MAYCHRUK
REAL ESTATE

LAURA MAYCHRUK
Designated Managing Broker

911 S. Lombard Avenue
Oak Park, IL 60304
maychrukrealestate.com
708 205 7044

From: Cliff Radatz <CRadatz@vrf.us>
Sent: Thursday, March 21, 2024 6:11 PM
To: Ariel Bo Pang <ariel@apartmentsourcechicago.com>
Cc: laura@maychrukrealestate.com; ariel@apartmentsource.com; schavez@apartmentsource.com; ms.maria.mosaicmontessori.org <ms.maria@mosaicmontessori.org>; mr.ranier@mosaicmontessori.org; Matthew Walsh <mwalsh@vrf.us>; Jessica Spencer <Jspencer@vrf.us>
Subject: RE: [External] Re: [External] RE: 7777 Lake Street - Special Use Application for Mosaic Montessori Academy

Ariel,

I have reviewed the submitted calculation of the parking requirements for the entirety of the 7777 Lake Street building, which does not show any allowance for any of the customers who might patronize the businesses.

Clearly, the patients of the dentist and the optometrist need to stop, park, and spend a substantial amount of time at those businesses. Likewise for the financial adviser and the travel agent. As a "service retail establishment", the cleaners is an exception to the parking requirement for customers. I am not clear as to the nature of the businesses for the tenants noted as "Inner Spring" and "Be Active". Overall, I believe the parking calculation as submitted is incomplete.

Attached please find memoranda from the River Forest Fire Department and Police Department. The Zoning Board requested the input of these agencies in regard to the proposed Special Use permit.

Regards,

Clifford Radatz
Village of River Forest
Building Official

Phone (708) 366-8500 Ext. 357
Direct (708) 714-3557
Fax (708) 366-3702
cradatz@vrf.us

From: Ariel Bo Pang <ariel@apartmentsourcechicago.com>

Sent: Thursday, March 21, 2024 12:55 PM

To: Cliff Radatz <CRadatz@vrf.us>

Cc: laura@maychrukrealestate.com; ariel@apartmentsource.com; schavez@apartmentsource.com; ms.maria.mosaicmontessori.org <ms.maria@mosaicmontessori.org>; mr.ranier@mosaicmontessori.org; Matthew Walsh <mwalsh@vrf.us>; Jessica Spencer <jspencer@vrf.us>

Subject: [External] Re: [External] RE: 7777 Lake Street - Special Use Application for Mosaic Montessori Academy

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Hello Cliff,

Thank you so much for your work on this so far. I have attached here a sheet for parking at 7777 Lake St with the current tenants. Aside from the unoccupied units Montessori plans to rent, there are an additional 3 vacant units in the building. The current tenants are listed on the sheet. Please let me know if you have any questions!

On Tue, Mar 19, 2024 at 2:30 PM Cliff Radatz <CRadatz@vrf.us> wrote:

Ms. Maychruk,

To complete the Zoning Analysis, we need to assess the Off Street Parking for the entire building. This requires determining the parking needed for all of the other spaces in the building, in addition to the parking needed by MMA.

As noted previously, the primary requirements are parking for employees, and parking for the public:

10-12-8: OFF STREET PARKING:

In the C1 district, no building shall be erected or structurally altered unless the following off street parking is provided:

B. One parking space for each two employees of any business occupying said building in addition to the parking spaces required hereinafter.

E. Retail store, shop, office or service establishment, other than those herein specified, one parking space for each four hundred square feet of public floor area.

Someone needs to conduct a survey of the other tenant spaces in the building to determine the number of employees and the area of public space, and calculate the required parking. A table such as the following would be helpful.

Tenant	Number of Employees	Employee Parking spaces required	"Public" area	Parking Spaces required for the public
Total spaces				

This would apply to unoccupied spaces as well as occupied spaces. Some estimate of the parking spaces required for the unoccupied spaced will need to be determined.

Please contact me with any questions regarding this requirement.

Clifford Radatz
Village of River Forest
Building Official

Phone (708) 366-8500 Ext. 357
Direct (708) 714-3557
Fax (708) 366-3702
cradatz@vrf.us

From: laura@maychrukrealstate.com <laura@maychrukrealstate.com>

Sent: Thursday, March 14, 2024 2:39 PM

To: Cliff Radatz <CRadatz@vrf.us>

Cc: ariel@apartmentsource.com; schavez@apartmentsource.com; 'ms.maria mosaicmontessori.org' <ms.maria@mosaicmontessori.org>;

mr.ranier@mosaicmontessori.org; Matthew Walsh <mwalsh@vrf.us>; Jessica Spencer <Jspencer@vrf.us>

Subject: [External] RE: 7777 Lake Street - Special Use Application for Mosaic Montessori Academy

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Cliff,

Thank you again for all of your guidance on this application.

Attached you will find:

- Completed Zoning Analysis to satisfy sections B4 & B6
- Proposed floor plan for MMA to satisfy section B7 of the application
- Landscaping plan showing the outdoor play area and improvements to satisfy section B8
- The answer to section B9 is NONE
- Updated MMA schedule of development to satisfy section B10

Please review and let me know if you need further information or clarification.

Thank you again,

Laura



LAURA MAYCHRUK
Designated Managing Broker
911 S. Lombard Avenue
Oak Park, IL 60304
maychrukrealestate.com

From: Cliff Radatz <CRadatz@vrf.us>

Sent: Tuesday, March 5, 2024 5:03 PM

To: 'laura@maychrukrealestate.com' <laura@maychrukrealestate.com>

Cc: ariel@apartmentsource.com; schavez@apartmentsource.com; 'ms.maria mosaicmontessori.org' <ms.maria@mosaicmontessori.org>; mr.ranier@mosaicmontessori.org; Matthew Walsh <mwalsh@vrf.us>; Jessica Spencer <jspencer@vrf.us>

Subject: 7777 Lake Street - Special Use Application for Mosaic Montessori Academy

Ms. Maychruk,

Attached a preliminary copy of a zoning analysis for the property at 7777 Lake Street. It is mostly complete except for the parking requirement.

In order to determine if the available parking spaces are adequate, the parking requirement for the new occupancy and the existing tenants must be calculated.

Section 10-14-8 indicates that the Off-street parking requirements for the C1 District from section 10-12-8 shall apply to the C3 district. I have attached a pdf of that section for your use.

Also attached is a pdf file where we have organized the submissions into one document. It is helpful to keep them in the order of the Application Requirements as they are listed in section 10-18-5 of the ordinance.

The following is the checklist of the application requirements, which we had originally sent out on February 28th, updated to the current status.

10-18-5 Application Requirements:

Status:	Requirement:
OK	A. An application for a special use permit may only be filed by one who has an ownership interest, or the agents thereof, or any contract purchaser or anyone holding an option to purchase the parcel of land on which the use is to be located, or any unit of government which either owns the parcel or proposes to acquire the parcel by purchase, gift, or condemnation.
OK	B 1. The names and addresses of the owner of the subject property, the applicant and all persons having an ownership or beneficial interest in the subject property and proposed project.
OK	B 2. A statement from the owner, if not the applicant, approving the filing of the application by the particular applicant.
OK	B 3. A survey, legal description and street address of the subject property.
Once the parking requirements have been determined, the Zoning Analysis can be added to the Application.	B 4. A statement showing compliance of the proposed project to the Comprehensive Plan and Zoning Title ; and evidence of the proposed project's compliance in specific detail with each of the standards and objectives of this Section.
Rough, but provided.	B 5. A scaled site plan showing the existing contiguous land uses, zoning districts and public thoroughfares.

<p>The Zoning analysis shows that the existing building is generally in compliance the requirements for the C3 district in regard to Floor Area, Coverage, and Setback. Also, this application does not propose any additions to the building.</p>	<p>B 6. A scaled site plan of the proposed project showing the lot area, required yards and setbacks, contour lines, common space and the location, bulk, and lot area coverage and heights of buildings and structures, number of parking spaces and loading areas.</p>
<p>The Floor Plan drawings shows the existing spaces, but does not show how MMA will use this space.</p>	<p>B 7. Schematic drawings illustrating the design and character of the building elevations, types of construction, and floor plans of all proposed buildings and structures. The drawings shall also include a schedule showing the number, type, and floor area of all uses and the floor area of the entire project.</p>
<p>No plan shown for how the Outdoor Play area will be improved.</p>	<p>B 8. A landscaping plan showing the location, size, character and composition of vegetation and other material.</p>
<p>Are there any?</p>	<p>B 9. The substance of covenants, easements, and other restrictions existing and any to be imposed on the use of land, including common open space, and buildings or structures.</p>
<p>Schedule provided, but does not include any time line for State approvals.</p>	<p>B 10. A schedule of development showing the approximate date for beginning and completion of each stage of construction of the project.</p>

Please contact us with any questions you may have.

Clifford Radatz

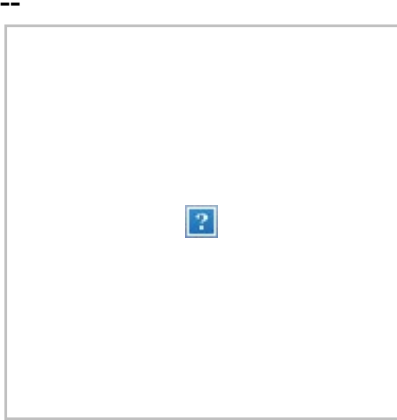
Village of River Forest
 Building Official

Phone (708) 366-8500 Ext. 357

Direct (708) 714-3557

Fax (708) 366-3702

cradatz@vrf.us



Ariel B. Pang

Real Estate Broker ▪ The Apartment Source

(847) 902-3419

2533 W. Fullerton, Chicago, IL 60647

www.ApartmentSourceChicago.com





MEMORANDUM

DATE: March 20, 2024

TO: Jessica Spencer
Assistant Village Administrator

FROM: Thomas Gaertner
Fire Chief

SUBJECT: 7777 Lake Street Review

After thoroughly reviewing the request by Mosaic Montessori for the proposed day care center located at 7777 Lake St., the Fire Department does have an issue with the proposal as well as the student drop-off/pick-up plan. The plan that is being requested will hamper our Fire and EMS responses going North on Park Ave. Our vehicles are extremely large and difficult to maneuver, so with the additional vehicles in that area this will become a safety issue.

If you have any questions or need further clarification, please feel free to reach out.

Respectfully,

A handwritten signature in black ink, appearing to read "Tom Gaertner".

Thomas Gaertner
Fire Chief



Village of River Forest
River Forest, Illinois

POLICE DEPARTMENT MEMORANDUM

TO: Jessica Spencer
Assistant Village Administrator

FROM: Michael Swierczynski, Patrol Commander

DATE: 03/20/2024

SUBJECT: 7777 Lake Street Review

After reviewing the request by Mosaic Montessori for the proposed day care center located at 7777 Lake Street, the Police Department has a few questions/issues with the proposal.

- How many children will be in attendance?
- Even with the drop off/pick up times being staggered from Lincoln drop off/pick up times, there still be an increase in traffic in an already congested area.
- There is already a buildup of traffic during these times due to the traffic on Lake St., drop off/pick up for Lincoln/St. Luke's and morning rush hour. Park Avenue has a stop sign northbound at Lake St. This is already a difficult intersection to enter traffic due to the congestion and the school crosswalks. This added vehicle traffic will only increase this issue. If this was approved, making this intersection right turn only during certain times should be considered.
- There is already some sort of child day care located at 407 Park Avenue. This already causes an issue with traffic and parents parking in front of FD and the Village Hall. If this was approved, this issue would only get worse.
- With the above issues, there is a high potential for a back up of traffic down Park Avenue on the 400 block, directly in front of the Village Hall, Police Department and Fire Department. This has a high likelihood to hinder the effective response of the PD and FD to respond to emergency calls.

A handwritten signature in black ink, appearing to read "Michael Swierczynski".

Michael Swierczynski
Patrol Commander

CHAPTER 18

SPECIAL USE PERMITS

SECTION:

10-18-1: Intent And Purpose

10-18-2: General Provisions

10-18-3: Standards For Review

10-18-4: Procedures

10-18-5: Application Requirements

10-18-6: Effect Of Approval Or Denial

10-18-1: INTENT AND PURPOSE:

A. The development and execution of this Zoning Title is based upon the division of the Village into districts, within which the uses of land, structures, and buildings as well as the massing and location of structures and buildings in relation to the land are substantially uniform. It is recognized, however, that there are certain types of uses which because of their specific characteristics, or the services which they provide cannot be permitted in a particular district without consideration of the impact of such use upon the neighboring land, and of the public need for such particular use at a particular location.

B. The Board of Trustees, in accordance with the procedures and standards set forth in this Section, may grant special use permits.

C. Special use permits will be limited to those uses currently permitted in the underlying zoning district as indicated on the land use chart in Chapter 21 of this Zoning Title. (Ord. 2640, 5-23-1995)

10-18-2: GENERAL PROVISIONS:

A. The special uses allowed in the land use chart in Chapter 21 of this Zoning Title shall be authorized in the districts hereinafter indicated subject to the provisions of this Section. When a use is not specifically listed in Section 10-21-2 of this Zoning Title or cannot reasonably be included in any category shown on the land use chart it shall be considered a special use subject to the provisions of this Chapter. All other applicable provisions of this Zoning Title, including those of the district in which the proposed special use is to be located, shall apply, except as expressly modified by the terms of the special use permit in order to comply with the standards set forth in this Section. (Ord. 2758, 3-23-1998)

B. The development of any parcel or tract of land which has been submitted to the Village as a planned development pursuant to Chapter 19 of this Zoning Title shall not be subject to the approval process of this Section.

C. Each special use should be presented and judged on its own merits. It shall not be sufficient to base justification for approval upon an already existing special use.

D. The burden of providing evidence and persuasion that any special use permit is necessary and desirable shall in every case rest with the applicant. (Ord. 2640, 5-23-1995)

10-18-3: STANDARDS FOR REVIEW:

An application for a special use permit shall be granted by the Board of Trustees only if it finds that the applicant has demonstrated that at a minimum the proposed use complies with the following standards:

A. The proposed use is consistent with the goals and policies of the Comprehensive Plan;

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

C. The proposed use will not diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses which are permitted by this Zoning Title;

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

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

F. Adequate measures already exist or will be taken to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets;

G. The proposed use will be consistent with the character of the Village;

H. The proposed use will not materially affect a known historical or cultural resource;

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

J. The design of the proposed use promotes a safe and comfortable pedestrian environment;

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

L. The off-site impacts of the proposed use such as vehicular traffic, noise, hours of operation, etc., have been shown to be compatible with the surrounding area. (Ord. 2640, 5-23-1995)

10-18-4: PROCEDURES:

The following steps are provided to assure the orderly review of every special use permit application in a timely and equitable manner:

A. Prefiling Review And Transmittal Of Application:

1. Conference:

a. A prospective applicant, prior to submitting a formal application for a special use permit, shall meet for a prefilling conference(s) with the Zoning Administrator, the Director of Public Works and any other Village official designated by the Village Administrator. The purpose of the conference(s) is to help the applicant understand the Comprehensive Plan, the Zoning Title, the standards by which the application will be evaluated, and the application requirements.

b. After reviewing the special use permit process, the applicant may request a prefilling conference with the Village staff to discuss a request for waiver of any application requirement which in the applicant's judgment should not apply to the proposed special use. Such request shall be made in writing prior to the submission of the formal application documents.

c. All requests for waiver shall be reviewed by the Zoning Administrator and a final determination regarding the waiver shall be given in writing to the prospective applicant within ten working days.

d. The applicant, prior to submitting a formal application for a special use permit, may be required to schedule a meeting to discuss the proposed development and its impact on area residents. If such a meeting is required, the applicant shall send a written notice of the meeting to all property owners within five hundred feet of the proposed development. Such notice shall be mailed not less than fifteen days prior to the date of the meeting. A copy of the notice and mailing list shall be provided to the Zoning Administrator. A written summary of comments made at the meeting shall be maintained and submitted by the applicant with the application.

2. Zoning Board of Appeals: The Zoning Administrator shall confer with the Chairman of the Zoning Board of Appeals on all applications. Upon the determination of both the Administrator and the Chairman, the Zoning Board of Appeals may be asked to participate in the prefilling conference(s).

3. Filing of Application: Following the completion of the prefilling conference(s), the applicant shall file the application for a special use permit. The Zoning Administrator may deliver copies of the application to other appropriate Village departments for review and comment.

4. Deficiencies: The Zoning Administrator shall determine whether the application is complete. If the Zoning Administrator determines that the application is not complete, he shall notify the applicant in writing of any deficiencies and shall take no further steps to process the application until the deficiencies are remedied.

5. Report on Compliance: A copy of the complete application and a written report prepared by the Zoning Administrator incorporating the comments of Village staff and other agencies regarding the compliance of the proposed development with the requirements and standards of this Section shall be delivered to the Zoning Board of Appeals.

6. Determination Not Binding: Neither the Zoning Administrator's determination that an application is complete nor any comment made by the Zoning Administrator, staff or the Zoning Board of Appeals at a pre-filing conference or as part of the review process shall be intended or construed as a formal or informal recommendation for the approval of a special use permit for the proposed development, or component part thereof, nor shall be intended or construed as a binding decision of the Village, the Zoning Board of Appeals or any staff member.

B. Review and Action by the Zoning Board of Appeals:

1. Upon receiving the report from the Zoning Administrator, the Zoning Board of Appeals shall hold at least one public hearing on the proposed special use. Notice of the public hearing shall be provided and the public hearing shall be conducted in accordance with the provisions of this Zoning Title, State law and rules of procedure adopted by the Zoning Board of Appeals.

2. Notice of the required public hearing shall be published by the Village not more than thirty nor less than fifteen days before the scheduled hearing in a newspaper published in the Village or if there is none, then in a newspaper of general circulation in the Village and shall contain the following information:

- a. The number designation of the application;
- b. The date and time of the public hearing;
- c. The location of the public hearing; and

d. The general location of the property, the legal description of the property and its street address, if applicable, and a short description of the proposed project and purpose of the public hearing.

3. Notice of the required public hearing shall also be provided by the Village by posting a sign or signs on the property no less than seven days prior to the public hearing. The sign shall be weatherproof and contain such information as is required in subsection B2 above. Failure to post such sign(s) and/or the removal or knocking down (by the Village or others) of the sign after posting but before the hearing shall not invalidate, impair, or otherwise affect any special use permit subsequently granted following such public hearing.

4. Notice of the required public hearing shall also be provided by the Village by regular mail to the owners of record of the property which is the subject of the application (if different than the applicant), and the owners of all property within five hundred feet of the subject property as shown on the written list provided by the applicant pursuant to the requirements of 65 Illinois Compiled Statutes 5/11-13-7 of the Illinois Municipal Code (such notice should be sent to the owners as recorded in the office of the Recorder of Deeds or the Registrar of Zoning Ordinances of Cook County and as they appear from the authentic tax records of Cook County, as shown on the list prepared by the applicant as required in 65 Illinois Compiled Statutes 5/11-13-7 of the Illinois Municipal Code). The applicant shall be required to submit to the Village a search by a reputable zoning ordinance company or other evidence satisfactory to the Village indicating the identity of all such owners required to receive notice, and an affidavit certifying that the applicant has complied with the requirements of 65 Illinois Compiled Statutes 5/11-13-7 of the Illinois Municipal Code. Such notice shall contain the information as is required in subsection B2 of this Section and shall be mailed not more than thirty nor less than fifteen days prior to the date of the public hearing. The notice shall also include the name and address of the applicant for the special use permit. The applicant shall also provide for the service of a separate notice which the applicant is required to serve under 65 Illinois Compiled Statutes 5/11-13-7 of the Illinois Municipal Code. The applicant shall be required to comply with all conditions of 65 Illinois Compiled Statutes 5/11-13-7 of the Illinois Municipal Code, except that the statutory area requirement of two hundred fifty feet is hereby replaced with a Village requirement of five hundred feet.

5. The Zoning Board of Appeals shall review the application, the standards and requirements established by this Zoning Title, the report of the Zoning Administrator, and any oral and written comments received by the Zoning Board of Appeals before or at the public hearing. Within thirty days following the close of the public

hearing and at a regular meeting, the Zoning Board of Appeals shall make specific findings addressing each of the standards set forth in Section 10-18-3 of this Chapter and transmit such findings, together with a recommendation of approval, approval with conditions, or disapproval to the Board of Trustees.

C. Review And Action By The Board Of Trustees:

1. Within sixty days of receipt of the report and recommendation of the Zoning Board of Appeals, and without further public hearing, the Board of Trustees may deny the application, may refer the application to the Zoning Board of Appeals for further review, may postpone further consideration pending the submittal of additional information including any application requirement previously waived or may approve the special use permit. (Ord. 2640, 5-23-1995)

2. Any action taken by the Board of Trustees pursuant to subsection C1 of this Section shall require the concurrence of a majority of all Trustees and the Village President then holding office, however, if the application fails to receive the approval of the Zoning Board of Appeals, the zoning ordinance shall not be approved except by a favorable majority vote of all Trustees then holding office. (Ord. 2733, 8-11-1997)

3. In approving a special use permit, the Board of Trustees may attach such conditions to the approval as it deems necessary to have the proposed use or combination of uses meet the standards set forth in Section 10-18-3 of this Chapter and to prevent or minimize adverse effects on other property in the immediate vicinity. Such conditions may include, but are not limited to: limitations on size, bulk and location; requirements for landscaping, signage, outdoor lighting, provisions for adequate ingress and egress; hours of operation; and such other conditions as the Village Board may deem to be in furtherance of the objectives of this Section.

4. Advance written notice of the first meeting of the Village Board where a special use permit application will be considered shall be provided by regular mail to the owners of record of the property which is the subject of the application (if different from the applicant), and the owners of all property within five hundred feet of the subject property, not less than ten days prior to the date of the first Village Board meeting. This requirement is enacted to assure the most complete public notice possible for the proposed application for a special use permit, it is not required by State law. Accordingly, any failure to comply with this subsection shall not invalidate, impair or otherwise affect any special use permit subsequently granted following such meetings. (Ord. 2640, 5-23-1995)

10-18-5: APPLICATION REQUIREMENTS:

A. An application for a special use permit may only be filed by one who has an ownership interest, or the agents thereof, or any contract purchaser or anyone holding an option to purchase the parcel of land on which the use is to be located, or any unit of government which either owns the parcel or proposes to acquire the parcel by purchase, gift, or condemnation.

B. Applications for a special use permit shall be filed with the Zoning Administrator in such form and accompanied by such information, with sufficient copies, as shall be established from time to time by the Zoning Administrator. Every application shall contain at a minimum the following information and related data:

1. The names and addresses of the owner of the subject property, the applicant and all persons having an ownership or beneficial interest in the subject property and proposed project.

2. A statement from the owner, if not the applicant, approving the filing of the application by the particular applicant.

3. A survey, legal description and street address of the subject property.

4. A statement showing compliance of the proposed project to the Comprehensive Plan and Zoning Title; and evidence of the proposed project's compliance in specific detail with each of the standards and objectives of this Section.

5. A scaled site plan showing the existing contiguous land uses, zoning districts and public thoroughfares.

6. A scaled site plan of the proposed project showing the lot area, required yards and setbacks, contour lines, common space and the location, bulk, and lot area coverage and heights of buildings and structures, number of parking spaces and loading areas.

7. Schematic drawings illustrating the design and character of the building elevations, types of construction, and floor plans of all proposed buildings and structures. The drawings shall also include a schedule showing the number, type, and floor area of all uses and the floor area of the entire project.

8. A landscaping plan showing the location, size, character and composition of vegetation and other material.

9. The substance of covenants, easements, and other restrictions existing and any to be imposed on the use of land, including common open space, and buildings or structures.

10. A schedule of development showing the approximate date for beginning and completion of each stage of construction of the project.

C. The applicant may submit a written request for waiver of any application requirement in accordance with subsection 10-18-4A1b and c. The decision of the Zoning Board of Appeals shall be final regarding the approval or denial of the request. However, the Zoning Board of Appeals' decision regarding the request for a waiver of an application requirement does not preclude the Village Board from requesting that same information or any additional information it deems applicable for its review of the application.

D. Every application must be accompanied by a fee in such amount as established from time to time by the Village Board to defray the costs of providing notice and contracting with independent professionals to review applications as required by the Zoning Board of Appeals or the Village Board. Additional materials may be required during the review of a proposed special use permit if determined necessary by the Zoning Board of Appeals or the Village Board. (Ord. 2640, 5-23-1995)

10-18-6: EFFECT OF APPROVAL OR DENIAL:

A. Approval of the special use permit by the Board of Trustees in accordance with this Section, authorizes the applicant to proceed with any necessary applications for building permits, certificates of occupancy, and other permits which the Village may require for the proposed project. The Zoning Administrator shall review applications for these permits for compliance with the terms of the special use permit granted by the Board of Trustees. No permit shall be issued for the project which does not comply with the terms of the special use permit.

B. An approval of a special use permit by the Board of Trustees shall be null and void if the recipient does not file an application for a building permit for the proposed project within nine months after the date of the approval of the special use permit.

C. An approval of a special use permit by the Board of Trustees shall be null and void if construction has not commenced within fifteen months and is not completed within thirty three months after the date of adoption of the ordinance approving the special use permit.

D. An extension of the time requirements stated in subsections B and C of this Section may be granted by the Board of Trustees for good cause shown by the applicant, provided a written request is filed with the Village at least four weeks prior to the respective deadline.

E. A special use permit shall be null and void if the use for which the approval was granted ceases for a period of one year.

F. No application for a special use permit which was previously denied by the Board of Trustees shall be reconsidered by the Zoning Board of Appeals or the Board of Trustees if it is resubmitted in substantially the same form and/or content within two years of the date of such prior denial.

1. The Zoning Administrator shall review the revised application for a special use permit and determine if the application is or is not substantially the same. An applicant has the right to request a hearing before the Zoning Board of Appeals to appeal the determination of the Zoning Administrator, provided a petition for appeal is filed in writing with the Zoning Administrator within ten days of the decision.

2. The Zoning Board of Appeals shall affirm or reverse the determination of the Administrator regarding whether the new application is in substantially the same form within thirty days of receipt of a petition for appeal.

3. If it is determined that the new application is not substantially in the same form, then the applicant is entitled to submit an application and have it reviewed in accordance with the provisions of Section 10-18-4 of this Chapter. (Ord. 2640, 5-23-1995)