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Prepared by and return to:
Klein Thorpe and Jenkins, Ltd.
20 North Wacker Drive, Suite 1660
Chicago, IL 60606 -2903
Attention: Gregory A. Smith
(#1248.031-GTS)



1912006174

Doc# 1912006174 Fee \$1,230.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/30/2019 04:10 PM PG: 1 OF 597

[Above space for Recorder's Office]

RECORDING COVER SHEET

FOR

VILLAGE OF RIVER FOREST
COOK COUNTY, ILLINOIS

ORDINANCE No. 3711

AN ORDINANCE GRANTING A PLANNED DEVELOPMENT PERMIT FOR THE LAKE
STREET AND LATHROP AVENUE DEVELOPMENT (7601-7613 LAKE STREET, 7617-7621
LAKE STREET AND 423 ASHLAND AVENUE)

ADDRESSES:

423 ASHLAND AVENUE AND
7601-7621 WEST LAKE STREET,
RIVER FOREST, ILLINOIS 60305

PINS:

15-12-117-002-0000
15-12-117-003-0000
15-12-117-017-0000
15-12-117-018-0000
15-12-117-019-0000

RECORDING FEE \$1,230.00
DATE 4/30/19 COPIES 62
OK BY [Signature]

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PARCEL LIST AND LEGAL DESCRIPTIONS

The following parcels ("Parcels") comprise the Project Area as of the Effective Date:

1. The "423 Ashland Property," legally described as:

LOT 14 IN BLOCK 3 IN PART OF RIVER FOREST, BEING A SUBDIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

PIN: 15-12-117-003.

Common Address: 423 Ashland Avenue, River Forest, Illinois 60305.

2. The "Ditchfield Property," legally described as:

LEGAL DESCRIPTION: Lots 1, 2 and 3, taken as a tract, (except the West 66.50 feet thereof) in Block 33, in Suburban Home Mutual Land Association subdivision in River Forest, being a subdivision in the East half of the Northwest quarter of section 12, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

And

The West 66.50 feet of Lots 1, 2, and 3 taken as a tract, in Block 3, in Suburban Home Mutual Land Association Subdivision in River Forest being a Subdivision in the East half of the Northwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois

PINs: 15-12-117-017, 15-12-117-018, and 15-12-117-019:

Common Address: 7601-7613 West Lake Street, River Forest, Illinois.

3. The "Al Saffar Property," legally described as:

The East Fifty (50) feet of LOT FIFTEEN ----- (15)

The East Fifty (50) feet of LOT SIXTEEN ----- (16)

In Block Three (3) in part of River Forest, being a Subdivision of part of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, as surveyed for The Suburban Home Mutual Land Association, according to the Plat of said Subdivision, recorded June 23, 1890, in Book 43 of Plats, Page 20, as Document Number 1291334.

PIN: 15-12-117-002.

Common Address: 7617-7621 West Lake Street, River Forest, Illinois 60305.

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NO. 3711

**AN ORDINANCE GRANTING A PLANNED DEVELOPMENT
PERMIT FOR THE LAKE STREET AND LATHROP AVENUE DEVELOPMENT
(7601-7613 LAKE STREET, 7617-7621 LAKE STREET AND 423 ASHLAND AVENUE)**

WHEREAS, on June 1, 2018, Lake Lathrop Partners LLC ("Petitioner") submitted an application requesting the Village of River Forest ("Village") grant it a planned development permit, for approval of a new five-story mixed use building with commercial uses on the first floor, parking on the first and second floors and residential condominiums on floors two (2) through five (5) ("Project"), at 7601-7613 Lake Street, 7617-7621 Lake Street and 423 Ashland Avenue, River Forest, Illinois ("Property"); and

WHEREAS, a copy of the final application, as amended by the Petitioner during the public hearing process, is attached hereto as **EXHIBIT A** and made a part hereof ("Application"); and

WHEREAS, the Application was filed with the Village, was referred to the Development Review Board of the Village for a public hearing, and was processed in accordance with the Village's Zoning Ordinance, as amended from time to time; and

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

WHEREAS, the Development Review Board of the Village held the public hearing on the Application on June 28, 2018, July 26, 2018 and August 23, 2018, on whether to make a recommendation that the Application be granted, during which hearing all persons present were afforded an opportunity to be heard orally and in writing; and

WHEREAS, the Development Review Board recommended approval of the Application, with conditions, on August 23, 2018, by a vote of 3-2, and approved written findings of fact and a recommendation on August 30, 2018, by a vote of 5-0 ("Findings and Recommendation"), a copy of which is attached hereto as **EXHIBIT B** and made a part hereof; and

WHEREAS, the Findings and Recommendation was forwarded to the President and Board of Trustees of the Village, and the President and Board of Trustees of the Village have duly considered said Findings and Recommendation, along with the testimony and exhibits put before the Development Review Board during the public hearing on the Application; and

WHEREAS, the President and Board of Trustees of the Village find that the Development Review Board's Findings and Recommendation correctly and prudently applied the standards in the Zoning Ordinance for the Petitioner's request for a planned development permit for the Property; and

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WHEREAS, the President and Board of Trustees of the Village find that the best interests of the public would be served by granting the Application, with conditions;

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

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

SECTION 2: That the Application is in the public good and in the best interest of the Village and its residents, and the Application is consistent with and fosters the purposes and spirit of the Village's Zoning Ordinance, and the Application is also in accordance with the provisions of the comprehensive land use plan of the Village.

SECTION 3: That the Application meets the standards set forth in Section 10-19-3 of the Zoning Ordinance of the Village of River Forest, so long as the conditions in Section 4 are met.

SECTION 4: That the Application is granted, and a planned development permit for the Property is granted as requested in the Application, subject to the following conditions and modifications:

1. The Project be developed in accordance with the plans in the Application, as most recently amended and supplemented by the Petitioner before the vote of the DRB on August 23, 2018.
2. The eight (8) "Use Site Development Allowances," as defined in the Findings and Recommendation, may be operated on the Property only if a special use permit is first granted by the Village President and Board of Trustees in accordance with the procedures in Chapter 10-18 of the Zoning Ordinance with respect to a specifically proposed tenant and/or owner of the commercial space in the Project which requires a Use Site Development Allowance in order to operate. Any special use permit granted for a Use Site Development Allowance shall be specific to the tenant and/or owner of the commercial space in the Project for which the special use permit was granted, the special use permit shall not run with title to the Property and the special use permit shall not permit any other tenant and/or owner to operate in the commercial space in the Project for which a Use Site Development Allowance is required to operate.
3. The "Off-Street Parking Site Development Allowances," as defined in the Findings and Recommendation, are allowed subject to the following modifications: there are sixty (60) off-street parking spaces dedicated and set-aside for the residential condominium units, there are six (6) dedicated off-street parking spaces for guests of the residential condominium units, and the

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remaining twenty (20) off-street parking spaces are dedicated for use by the commercial users, their employees and their customers.

4. Garbage shall be picked up and the loading dock on the Property shall only be used between the hours of 7:00 AM and 8:00 PM.
5. The Petitioner shall work with the Village to create and implement a safety program to protect vehicles and pedestrians during construction of the Project.
6. The Petitioner, at their expense, shall work with the Village to purchase through acquisition, lease or other means, up to ten (10) additional off-site off-street parking spaces for the Project's commercial users, their employees and their patrons, within the area of Park Avenue on the west, Clinton Street on the east, Central Avenue on the south and Oak Avenue on the north, if thirty (30) parking spaces on the Property cannot be set-aside for the Project's commercial users, their employees and their patrons.
7. Prior to issuance of a building permit for any portion of the Project, the Property owner shall post a letter of credit in favor of the Village in a form acceptable to the Village Attorney, or a cash deposit with the Village, equal to 125% of the Village Engineer's estimate of the costs of the public improvements of the Project, to secure the completion, maintenance, and/or repair of the public improvements. The letter of credit or cash deposit shall be held, if not already drawn and/or spent for no less than six (6) months after issuance of the final certificate of occupancy for the Project, for maintenance and warranty uses.
8. Prior to issuance of a certificate of occupancy for any portion of the Project, the Property owner shall grant an easement to the Village, in a form acceptable to the Village Attorney, to enter upon, on and over all common areas of the Property ("Common Areas") for the purpose of inspecting such Common Areas to determine whether the Common Areas have been and are being properly maintained in conformity with applicable ordinances, laws and regulations of the Village or any other governmental entity, and for the purpose of allowing the Village to make such maintenance or work necessary to preserve the Common Areas, to fulfill the requirements of applicable ordinances, laws, or regulations of the Village or any other governmental entity, if the Village elects to do so. If it is determined that the Common Areas are not in conformity with applicable ordinances, laws and regulations, the Village shall give the owner of the Common Areas ("Association") written notice of such determination. Further, the Village shall have the ability, but shall have no obligation, to correct or to compel the correction of any problem concerning maintenance or any work required by any ordinances, laws or regulations of the Village or any other governmental entity, after providing fifteen (15) days written notice to the Association, provided, however, that no notice shall be required in the

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however, that no notice shall be required in the event of an immediate threat to public health, safety and welfare. If the Association fails to perform the necessary maintenance or work within fifteen (15) days after the date of notice, the Village shall have the right to perform or cause to be performed, such maintenance or work necessary to preserve the Common Areas, to fulfill the requirements of applicable ordinances, laws, or regulations of the Village or any other governmental entity. All the Village's costs, charges and expenses thereof in enforcing its authority under the easement, including its reasonable attorney's fees and court costs, shall thereupon be a lien against the Common Areas and a debt due and owing to the Village from the Association.

9. Amendments to the planned development permit granted in this Ordinance that are considered minor by the Zoning Administrator per 10-19-8 of the Zoning Ordinance, including, by way of example, changes in building materials, floor plan layout, reduction in site development allowances, rooftop decks, final plans including final rendering including elevator overruns, shall be presented to the Village Board for review before being processed by the Zoning Administrator consistent with the Zoning Ordinance.
10. The Village' Traffic and Safety Commission shall review traffic, safety and parking in and around the area bounded by Lathrop Avenue on the east, Central Avenue on the south, Ashland Avenue on the west and Lake Street on the north.
11. Prior to issuance of a demolition permit by the Village for the Project, the Petitioner shall provide an environmental remediation plan to the Village Board for review, modification and approval.
12. The Petitioner shall work with the Village to provide tenants of the Property, as of the date of this Ordinance, with relocation assistance.

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

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

ADOPTED this 17th day of September, 2018, pursuant to a roll call vote as follows:

AYES: Trustee Cargie, Conti, Gibbs, President Adduci


NAYS: Trustee Henek

ABSENT: Trustee Corsini

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ABSTAIN: Trustee Vazquez


APPROVED by me this 17th day of September, 2018.


Catherine Adduci, Village President

ATTEST:


Kathleen Brand-White, Village Clerk

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

By: 
Lake Lathrop Partners LLC
Titleholder of Record of the Property

Date: 4/15/2019

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

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September 17, 2018

STATE OF ILLINOIS}
COUNTY OF COOK}

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

I further certify that on September 17, 2018, the Corporate Authorities of such municipality passed and approved **Ordinance No. 3711, AN ORDINANCE GRANTING A PLANNED DEVELOPMENT PERMIT FOR THE LAKE STREET AND LATHROP AVENUE DEVELOPMENT (7601-7613 LAKE STREET, 7617-7621 LAKE STREET AND 423 ASHLAND AVENUE)**, which provided by its terms that it should be published in pamphlet form as provided by law.

By:


Kathleen Brand-White, Village Clerk

COOK COUNTY
RECORDER OF DEEDS

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EXHIBIT A

APPLICATION

(attached)

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Village of River Forest
Village Administrator's Office

 400 Park Avenue
 River Forest, IL 60305
 Tel: 708-366-8500

MEMORANDUM

Date: September 11, 2018

To: Eric Palm, Zoning Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Planned Development Application #18-02: Application for Planned Development to Construct a Five-Story Mixed Use Building with Residential and Commercial Uses at 7601-7613 Lake Street, 7617-7621 Lake Street, and 423 Ashland Avenue

Issue

The subject property is located on the south side of Lake Street between Lathrop and Ashland Avenues in the C-3 Central Commercial District. The applicant, Lake Lathrop Partners LLC, filed application #18-02, which proposes to construct a new five story mixed-use building with approximately 14,000 square feet of commercial uses on the first floor, 80 off-street parking spaces on the first and second floors, and 30 residential condominium units on floors two through five.

The Development Review Board held public hearings in June, July and August, 2018 to consider the application. At its August 23rd meeting, the Development Review Board voted 3-2, with two members absent, in favor of recommending approval of the application subject to the conditions included in the attached Findings of Fact. Also attached are the draft minutes of the public hearings. At its September 17, 2018 meeting, the Village Board of Trustees will consider the Development Review Board's recommendation and the attached Ordinance granting a planned development permit for 7601-7613 Lake Street, 7617-7621 Lake Street, and 423 Ashland Avenue.

Analysis

The following occurred in accordance with the Planned Development Ordinance:

<u>Task</u>	<u>Date</u>
Pre-Filing Conference with the DRB	11/16/17
Notice of Neighbor Meeting Mailed	1/8/18
Neighbor Meeting Held	1/23/18
Technical Review Meeting with Staff	4/27/17
Public Hearing/Legal Notices Posted	6/13/18
Public Hearing	6/28/18, 7/26/18, 8/23/18
DRB Final Action Taken	8/23/18
Findings of Fact Adopted	8/30/18
Notice of Village Board Consideration Mailed	9/7/18

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Lake and Lathrop Planned Development

Allowances Requested

Approval of the planned development application as proposed and amended would require the following Site Development Allowances (SDAs) be granted:

Type	Required / Allowed	Proposed	SDA Requested
Minimum Land Area Per Residential Unit	2,800 sf per residential unit	1,214 sf per unit	1,586 sf per unit
Number of Residential Units	13 units	30 units	17 units
Building Height	50 ft.	71 ft. to top of parapet, 73 ft. to top of high corner, 79 ft. to top of roof stairwell overrun, 85 ft. to top of roof elevator overrun	35 feet
Residential Parking Spaces	74 spaces	54 spaces	20 spaces
Guest Parking Spaces	6 spaces	0 spaces	6 spaces
Parking Stall Length	18.42 ft.	18 ft.	42 ft.
Parking Aisle Width	25 ft.	22 ft.	3 ft.

In addition to the SDAs requested from the Village's bulk zoning regulations, the applicant requested the additional allowances regarding possible commercial uses identified below:

Land Use	Existing Zoning	SDA Requested
Dry cleaning, with on premises cleaning	Special Use	Permitted Use
Retail - temporary	Non-Permitted Use	Permitted Use
Convenience food marts	Special Use	Permitted Use
Fast Food Establishment	Non-Permitted Use	Permitted Use With Modifications ¹
Restaurants operating outside the hours of 7:00 AM to 1:00 AM	Special Use	Permitted Use With Modifications ²
Restaurants, sit down, greater than 5,000 square feet	Special Use	Permitted Use
Pet care (except veterinary) services	Special Use	Permitted Use
Photocopying and duplicating services	Special Use	Permitted Use

The Development Review Board recommended that the requested uses be subject to the special use approval process in lieu of requiring a major amendment to the planned development permit. This is included in the recommended conditions of approval.

¹ The Petitioner proposes "Fast Casual Food Establishment" as a permitted use and describes it as follows: "A fast-casual restaurant does not offer full table service, but advertises higher quality food than fast food restaurants, with fewer frozen or processed ingredients. It is an intermediate concept between fast food and casual dining, and usually priced accordingly with upscale, unique or highly developed décor (i.e. Panera Bread, Corner Bakery)."

² The Petitioner requests a change in hours from 7:00 AM to 6:00 AM. Currently, Panera Bread in River Forest is open from 5:30 AM to 10:00 PM. Starbucks varies its opening hours from 4:30-5:30 AM and its closing hours from 10:00-10:30 PM depending upon the day.

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Lake and Lathrop Planned Development

Impact on Village Services

The Village's Police, Fire and Public Works Departments have reviewed the Planned Development Application and do not believe that it will have an impact on the Village's ability to deliver services.

Impact on River Forest Schools

Section 10-23-4(B) of the Zoning Ordinance provides that where a development is small and the resulting required dedication of land is too small to merit the dedication of land for a school, the Village will require the developer to pay Impact Fees. River Forest School District 90 has requested that the Impact Fee will be paid in lieu of a land dedication.

The Village's "Table of Estimated Ultimate Population Per Dwelling Unit" Chart in Section 10-23-4(C) identifies the population density that is likely to be generated by attached and detached single family residences as well as apartments. The condominium units in this development would be classified as apartments for the purposes of estimating population density based on how these dwelling units are defined in Section 10-3-1 of the Zoning Ordinance. Because this is a condominium building and because multiple dwelling units will share an entrance at grade level, the data for apartments was utilized to calculate the impact fee. As a result, the school impact fee has been calculated based on the proposed unit mix of three two-bedroom units and 27 three and four-bedroom units. The total impact fee due is \$98,406.93.

Recommended Conditions of Approval

The Development Review Board recommends approval with the following conditions that are listed in the adopted Findings of Fact:

1. The Project be developed in accordance with the plans in the Application, as most recently amended and supplemented by the Petitioner before the vote of the DRB on August 23, 2018.
2. The eight (8) "Use Site Development Allowances," as defined in the Findings and Recommendation, may be operated on the Property only if a special use permit is first granted by the Village President and Board of Trustees in accordance with the procedures in Chapter 10-18 of the Zoning Ordinance with respect to a specifically proposed tenant and/or owner of the commercial space in the Project which requires a Use Site Development Allowance in order to operate. Any special use permit granted for a Use Site Development Allowance shall be specific to the tenant and/or owner of the commercial space in the Project for which the special use permit was granted, the special use permit shall not run with title to the Property and the special use permit shall not permit any other tenant and/or owner to operate in the commercial space in the Project for which a Use Site Development Allowance is required to operate.
3. The "Off-Street Parking Site Development Allowances," as defined in the Findings and Recommendation, are allowed subject to the following modifications: there are sixty (60) off-street parking spaces dedicated and set-aside for the residential condominium units, there are six (6) dedicated off-street parking spaces for guests of the residential condominium units, and the remaining twenty (20) off-street parking spaces are dedicated for use by the commercial users, their employees and their customers.
4. Garbage shall be picked up and the loading dock on the Property shall only be used between the hours of 7:00 AM and 8:00 PM.
5. The Petitioner shall work with the Village to create and implement a safety program to protect vehicles and pedestrians during construction of the Project.
6. The Petitioner shall work with the Village to acquire off-site off-street parking for the commercial users, their employees and their patrons, with the acquisitions being at the Petitioner's expense.

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Lake and Lathrop Planned Development

7. Prior to issuance of a building permit for any portion of the Project, the Property owner shall post a letter of credit in favor of the Village in a form acceptable to the Village Attorney, or a cash deposit with the Village, equal to 125% of the Village Engineer's estimate of the costs of the public improvements of the Project, to secure the completion, maintenance, and/or repair of the public improvements. The letter of credit or cash deposit shall be held, if not already drawn and/or spent, for no less than six (6) months after issuance of the final certificate of occupancy for the Project, for maintenance and warranty uses.
8. Prior to issuance of a certificate of occupancy for any portion of the Project, the Property owner shall grant an easement to the Village, in a form acceptable to the Village Attorney, to enter upon, on and over all common areas of the Property ("Common Areas") for the purpose of inspecting such Common Areas to determine whether the Common Areas have been and are being properly maintained in conformity with applicable ordinances, laws and regulations of the Village or any other governmental entity, and for the purpose of allowing the Village to make such maintenance or work necessary to preserve the Common Areas, to fulfill the requirements of applicable ordinances, laws, or regulations of the Village or any other governmental entity, if the Village elects to do so. If it is determined that the Common Areas are not in conformity with applicable ordinances, laws and regulations, the Village shall give the owner of the Common Areas ("Association") written notice of such determination. Further, the Village shall have the ability, but shall have no obligation, to correct or to compel the correction of any problem concerning maintenance or any work required by any ordinances, laws or regulations of the Village or any other governmental entity, after providing fifteen (15) days written notice to the Association, provided, however, that no notice shall be required in the event of an immediate threat to public health, safety and welfare. If the Association fails to perform the necessary maintenance or work within fifteen (15) days after the date of notice, the Village shall have the right to perform or cause to be performed, such maintenance or work necessary to preserve the Common Areas, to fulfill the requirements of applicable ordinances, laws, or regulations of the Village or any other governmental entity. All the Village's costs, charges and expenses thereof in enforcing its authority under the easement, including its reasonable attorney's fees and court costs, shall thereupon be a lien against the Common Areas and a debt due and owing to the Village from the Association.

The applicant has raised concerns regarding condition 6 regarding the requirement that off-street parking be acquired at their expense. Staff reviewed the condition and is concerned that the lack of specificity in the condition makes it difficult to enforce. There is no indication on timing of acquisition nor the quantity of parking spaces needed to fulfill this requirement. The Village acknowledges the need for additional parking in the Lake Street corridor and will work to address these issues in the future. The attached ordinance does not include the requirement of parking acquired at the petitioner's expense, however, the Board may reinstate it in accordance with Section 10-19-5(C)(4) of the Zoning Ordinance which states:

"In approving a planned development permit, the Board of Trustees may attach such conditions to the approval as it deems necessary, or modify conditions imposed by the development review board, to have the proposed use or combination of uses meet the standards set forth in section 10-19-3 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, stormwater management, 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."

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Lake and Lathrop Planned Development

Action Required

In accordance with the Municipal Code, should the Board wish to approve Planned Development application #18-02 it will require the concurrence of the majority of all Trustees of the Village then holding office, including the Village President.

If the Board wishes to approve an Ordinance granting the Planned Development Permit to construct a Five-Story Mixed Use Building with Residential and Commercial Uses at 7601-7613 Lake Street, 7617-7621 Lake Street, and 423 Ashland Avenue with the conditions identified above the following motion would be appropriate:

- Motion to approve an Ordinance Granting a Planned Development Permit for the Lake Street and Lathrop Avenue Development (7601-7613 Lake Street, 7617-7621 Lake Street and 423 Ashland Avenue)

Documents Attached

- Ordinance Granting a Planned Development Application
- Planned Development Application
- Findings of Fact and Recommendation of the Development Review Board
- Draft Minutes of the Development Review Board: June 28, July 26, August 23, 2018

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RECORDER OF DEEDS

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Village of River Forest Village Administrator's Office

400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: June 22, 2018

To: Development Review Board

From: Lisa Scheiner, Assistant Village Administrator

Subj: Lake and Lathrop Planned Development Application

The Development Review Board (DRB) is scheduled to hold a public hearing on Thursday, June 28, 2018 at 7:30 p.m. on the planned development application for a new, five-story mixed use building with residential and commercial uses at 7601-7613 Lake Street, 7617-7621 Lake Street, and 423 Ashland Avenue (the southeast corner of Lake and Lathrop).

In accordance with the Planned Development process articulated in the Municipal Code, the following have occurred:

<u>Task</u>	<u>Date</u>
Pre-Filing Conference with the DRB	11/16/17
Notice of Neighbor Meeting Mailed	1/8/18
Neighbor Meeting Held	1/23/18
Technical Review Meeting with Staff	4/27/17
Notice of Public Hearing Mailed	6/13/18
Public Hearing Signage Posted at Site	6/13/18
Legal Notice in Wednesday Journal	6/13/18
Public Hearing	6/28/18

Village Staff & Consultant Reviews

The Village's Police, Public Works and Fire Departments have reviewed the Planned Development application. A memorandum from each department is attached. Also attached is a review by the Village's Planning Consultant, John Houseal of Houseal Lavigne.

Standards of Review

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There are 15 standards of review for the DRB to consider in reviewing the proposed project. The standards are listed in Section 10-9-3 of the Planned Development Ordinance, which is attached for the Board's reference.

Next Steps

The DRB shall make specific written findings of fact addressing each of the planned development standards of review. The Village Board of Trustees will consider the Development Review Board's recommendation to approve or deny the application within 60 days after the recommendation is made.

Documents Attached

1. Planned Development Ordinance
2. Memorandum from Houseal Lavigne
3. Memorandum from Police Chief James O'Shea
4. Memorandum from Public Works Director John Anderson
5. Memoranda from Fire Chief Kurt Bohlmann
6. Planned Development Application

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Lake & Lathrop Mixed-Use - Planned Development

June 20, 2018

Page 3

“Village Center Commercial” and “Village Center Area” are described in the Comprehensive Plan as follows:

Village Center Commercial is a commercial/mixed-use area which is pedestrian oriented and provides products and services to meet daily living needs, as well as comparison shopping goods. Ground floor uses are primarily retail, restaurant, and personal service, with office and residential uses located on the upper floors. Although a pedestrian environment, the area needs to be easily accessible by car and needs sufficient off-street parking. The area is located on the south side of Lake Street between Lathrop Avenue and Park Avenue. A small area of Village Center Commercial can also be found at the intersection of Lake Street and Thatcher Avenue. (Page 23: Land Use Plan)

Village Center Area – The blocks situated between Lathrop Avenue and Park Avenue are intended to function as the Village Center Area. Commercial land uses within this area are intended to focus on the more traditional small-scale stores, generally oriented to Lake Street. The area will continue to consist of small retail and service stores and shops on the street level, with residential and office uses potentially above the first floor. Given that the nature of development in the area will be small shops, the area will have a stronger pedestrian focus than the area east of Lathrop Avenue. Portions of blocks within the area south of the Lake Street frontage will continue as high density residential uses. (Page 53: Lake Street Corridor Plan)

3. Zoning Analysis

Current zoning for the site is C-3: Central Commercial District. The proposed mixed-use development can be approved as a Planned Development in the C-3 District. As for the mix of uses, the proposed multi-family residential use is a special use in the C-3 District and can only be approved as a Planned Development, and the retail, restaurant, and banking uses contemplated are primarily permitted uses in the C-3 District, but with some being designated as “special uses” depending on restaurant size and whether they have drive-thru facilities. Other commercial uses identified on the Land Use Chapter (Chapter 21 of the zoning ordinance) range from “permitted”, “special uses”, and “not permitted”.

Identification of commercial uses:

The applicant will need to identify all possible/potential uses it may be considering for the ground floor tenant spaces of the development, so that such uses can be approved as part of this planned development. If identified as part of this application/request, any use designated by the zoning ordinance as “special use” or “not permitted” can be approved as part of this planned development. If the planned development is approved and then a particular use is requested at a later date, which is a “special use” or “not permitted”, then the applicant at that time will need to go through another public hearing to seek approval of such use. Therefore, to minimize the likelihood for the need for an additional public hearing at a later date, the applicant should identify all potential uses it may wish to locate on the ground floor so that the Village may consider its appropriateness and desirability at this location. General hours of operation should also be identified for commercial uses as part of the planned development.

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Lake & Lathrop Mixed-Use - Planned Development

June 20, 2018

Page 4

Although the proposed development generally complies with the Comprehensive Plan and many of the C-3 Districts standards, there are some zoning standards that will require site development allowances for the structure to be built as proposed.

Zoning Analysis Table

<u>Lot Size</u>	<u>Required</u>	<u>Proposed</u>	<u>Status</u>
lot area.....	3,275 s.f.	36,414 s.f.	conforming
lot width.....	25'	50'-207.8'	conforming
<u>Density</u>	<u>Required</u>	<u>Proposed</u>	<u>Status</u>
land area/unit.....	2,800	1,138	1,662 sf/unit SDA required
<u>Total Unit Count</u>	<u>Allowed</u>	<u>Proposed</u>	<u>Status</u>
# residential units.....	13	32	19 unit SDA required
<u>Setbacks</u>	<u>Required</u>	<u>Proposed</u>	<u>Status</u>
front (north).....	0	0	conforming
front (east).....	0	5'1"	conforming
side (west).....	0	0	conforming
rear (south).....	0	0	conforming
<u>Bulk</u>	<u>Allowed</u>	<u>Proposed</u>	<u>Status</u>
building height.....	50'	80'	30' SDA required
F.A.R. (floor area ratio).....	2.5	2.45 +/-	conforming
lot coverage.....	100%	95% +/-	conforming
<u>Parking</u>	<u>Required</u>	<u>Proposed</u>	<u>Status</u>
# residential spaces.....	80	56	24 parking spaces SDA required
# commercial spaces.....	0	30	conforming
# guest spaces.....	7	0	7 parking space SDA required
# total spaces.....	87	86	1 parking space SDA required
<u>Parking/Aisle Dimensions</u>			
stall width.....	8.5'	8.5'	conforming
stall length.....	18.42'	18'	0.42' SDA required
aisle width.....	25'	22'	3' SDA required

SDA = Site Development Allowance needed to accommodate proposal

Each zoning component (lot size, density, setbacks, bulk, and parking) is discussed in greater detail below.

Lot Size (conforming)

The applicant is proposing a lot that is approximately 36,414 square feet in area with 150' of frontage on Lathrop Avenue; 202' of frontage on Lake Street, and 50' of frontage on Ashland Avenue. For C-3 zoned lots, the required minimum lot size is 3,275 square feet and the minimum lot width is 25'. The proposed lot is conforming.

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Memorandum

To: Lisa Scheiner, Assistant Village Administrator
From: John Houseal, FAICP
Principal
Date: June 20, 2018
Re: Planned Development Review
RF: Lake & Lathrop Mixed-Use Development

Houseal Lavigne Associates has conducted a review of the proposed mixed-use planned development at the southwest corner of Lake Street and Lathrop Avenue. The proposed development consists of an 80-foot tall, 5-story, building with 14,342 square feet of commercial use on the ground floor fronting Lake Street and Lathrop Avenue, 32 residential condominium units, and an 86-space 2-level parking garage. Our review focuses primarily on the planning, zoning, and development aspects of the project. Our comments relate to planning, land-use, zoning, site design, parking and circulation, proposed structure and overall development character. Our report includes the following sections:

1. Site Conditions and Surrounding Land-Use
2. Relationship to the Comprehensive Plan
3. Zoning Analysis
4. Parking and Circulation
5. Development Character
6. Lighting
7. Conclusions

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RECORDER OF DEEDS

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Lake & Lathrop Mixed-Use - Planned Development

June 20, 2018

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1. Site Conditions and Surrounding Land-Use

Site Conditions.

Existing improvements on the subject site include three one-story commercial buildings fronting Lake Street, with surface parking located at the rear of the buildings, and a vacant residential lot fronting Ashland Avenue. Current uses on the property include La Majada Mexican restaurant, Skincare Company Spa & Salon, In & Out Fitness, River Forest Cleaners, Tulipia Floral Design, Cigar Oasis, and GP Insurance Solutions.

The zoning for the subject property is C-3: *Central Commercial District*. The lot area and dimensions of the Subject Property meet the standards of the C-3 District. The subject property has approximately 150' of frontage on Lathrop Avenue, 207'1" of frontage on Lake Street, and 50' of frontage on Ashland Avenue. The subject property has an area of approximately 36,414 square feet.

Surrounding Land-Use and Zoning.

To the West (immediately adjacent): Zoned C-3: Central Commercial District. Improved with a 2 ½ story commercial building includes shoe repair, children's fitness center, dry cleaners and alterations, professional offices.

To the South (immediately adjacent): Zoned C-3: Central Commercial District. Along Lathrop Avenue – improved with a surface parking lot with small one-story garage. Along Ashland Avenue – improved with a 2 ½ story single-family detached residence.

To the East (across Lathrop Avenue): – zoned ORIC: Office, Research, Industrial, Commercial. Improved with a one-story commercial building on the southeast corner of Lathrop and Lake. To the south of the corner property is a 5-story (57' tall) residential condominium building.

To the North (across Lake Street): – zoned PRI: Public/Recreational/Institutional. Improved with St. Luke Church and school (heights +/-: school 30', vaulted church hall 60' to peak, steeple 92' to cross top).

2. Relationship to the Comprehensive Plan

Overall, the proposed planned development supports the goals and objectives of the *Comprehensive Plan (2003)*. The Comprehensive Plans designates the area between Lathrop and Park Avenues as *Village Center Area*, primarily intended for mixed-use development consisting of ground floor retail/restaurant/service uses with residential and office uses located on the upper floors. The proposed mixed-use development includes ground floor commercial uses with residential condominium units on the upper floors. The development reflects the land use intent of the Comprehensive Plan. The proposed development provides commercial uses primarily fronting Lake Street, wrapping the corner and extending a bit along the Lathrop Avenue frontage. Further, the proposed development seeks to enhance the overall pedestrian environment and pedestrian activity in the area by providing a mix of retail, restaurant, and service uses along the sidewalk.

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Lake & Lathrop Mixed-Use - Planned Development

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Density (SDA required for 19 units)

The applicant is requesting a density that is approximately 2.5 times greater than what is permitted in the C-3 District. A maximum of 13 units is permitted by code, and the applicant is proposing 32 units. The C-3 District requires 2,800 sf of lot area per dwelling unit, which would permit a maximum of 13 dwelling units for the subject property. However, the applicant is requesting 32 dwelling units, which provides only 1,138 sf of lot area per dwelling unit.

Therefore, the applicant requires an SDA for 19 dwelling units (or an SDA of 1,662 sf of lot area per unit) to accommodate the proposed planned development.

In the past, the Village has approved some planned developments at densities greater than permitted by the underlying zoning in the Village Center Area and other areas of the Village, but typically not at the densities requested by the applicant. When density has been approved at higher levels, consideration has been given to development components such as parking, height, visual bulk, building character, landscaping, proposed uses, and more, to ensure that the overall development character is appropriate and can appropriately accommodate any increase in permitted density. Economic development has also been a factor in considering higher densities where new commercial development is provided as part of the development.

It is important to note that each planned development must stand on its own and approval of previous planned developments is not justification for approval of any other planned development. That said, it is important to note that increased residential density for certain planned developments is not uncommon in River Forest. This applicant's request however, represents a significantly greater density increase than previously approved planned developments in the Village Center Area.

Setbacks (conforming)

The proposed setbacks comply with the standards established for the C-3 District and are consistent with similarly zoned properties fronting on Lake Street. Because the subject property is not abutting a residential district, the development is not required to provide setbacks on any side. The applicant is however providing a 5' setback along Lathrop Avenue.

Height (SDA required for 30')

The maximum height in the C-3 District is 50' and the applicant is proposing a height of 80' as measured to the highest point (the highest point is an architectural feature on the northeast corner of the building that extends approximately 6' above the parapet, which has a height of 74'). A site development allowance for 30' is required to accommodate the proposed development.

Although the Village has previously granted an SDA for building height in the C-3 District and has granted an SDA for height for a building on Lathrop Avenue immediately adjacent to the C-3 District, the previous SDAs in and adjacent to the Village Center Area were for 7'-5' (building heights of 55' and 57'), both for 5-story structures. Other older 5-6 story residential buildings in the Village Center Area (C-3 District) are located primarily along Central Avenue and the intersecting north south streets and are in the height range of 45-60' +/- . At 80', this proposed planned development is significantly taller.

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While the proposed building is considered 5-stories, the same number of stories as other planned developments approved in and adjacent to the C-3 District, this building is considerably taller due to the height of each floor being taller than other Village Center Area 5 and 6-story buildings. The first floor of this building is 21', which is nearly the height of other buildings' first two floors combined, such as the building immediately adjacent to the west. For the upper floors, the applicant is proposing 10' clear floor to ceiling heights, where other residential buildings in the area commonly provide 8.5'-9' clear ceiling heights, and older residential buildings often provide less than 8.5'. The overall impact of each floor height being taller, is a 5-story building that is significantly taller than all other 5 and 6-story buildings in the area. The taller ceiling heights provide for a higher quality ground floor retail environment and residential units that appeal to the upper end of the residential market.

The height of the building is further pronounced by the fact that the building is located directly on the sidewalk, runs 202' along Lake Street frontage, and extends up to a height of 74' to the top of the parapet. Other 5-6-story buildings in the Village Center Area are either setback from the sidewalk 10-20 feet with landscaping, are located along Central Avenue, are located at the sidewalk but with a building that "steps back" on the upper floors, or has a fairly limited building frontage along the sidewalk as the wider "front" of the building runs along an intersecting north/south street.

F.A.R. (floor area ratio) (conforming)

The proposed F.A.R. complies with the standards for the C-3 District. The applicant is proposing an F.A.R. of approximately 2.45 and the C-3 District permits a maximum F.A.R. of 2.5.

Lot Coverage (conforming)

The proposed lot coverage complies with the standards of the C-3 District. The applicant is proposing a lot coverage of 95%+, which is less than the 100% lot coverage allowed by code.

4. Parking and Circulation

Parking (SDA required for total parking spaces, resident parking spaces, guest parking spaces)

The proposed development is proposing a 2-level parking garage with 42 spaces on the ground level and 44 spaces on the upper level. The applicant is proposing one less parking space than is required by code and is proposing a parking space distribution that further fails to comply with the parking required by code.

The planned development is required to provide a total of 87 parking spaces, broken down as follows – 0 commercial parking spaces, 80 resident parking spaces, and 7 resident guest parking spaces. No commercial parking spaces are required for ground floor retail/service uses in the C-3 District, 2.5 parking spaces are required for each residential unit, and 1 guest parking spaces is required for every five residential units, or portion thereof. The applicant is proposing 86 parking spaces, one less than required by code.

If all 86 parking spaces were designated for residents and their guests, then the development would nearly be compliant, requiring only a 1 parking space SDA. However, the applicant is proposing that 30 parking spaces be designated for commercial uses, therefore leaving only 56 parking spaces for residents and 0 parking spaces specifically designated for guests. Under this

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June 20, 2018
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scenario, the development would require a 1 space SDA for total parking, a 24 space SDA for resident parking, and a 7 space SDA for guest parking. The parking numbers/allocation varies slightly as presented in different portions of the application, and the applicant must clarify the parking arrangement and demonstrate that it is workable for the proposed development.

While it is a good idea to designate some parking for commercial uses, although not required by code, and a reduction from the 2.5 spaces per unit is reasonable, not providing any designated guest parking may be problematic. Consideration should be given to redistributing the 86 proposed spaces in a manner that accommodates guests, residents, and commercial uses. In a suburban setting for 3-bedroom units, at a high-end price point, it can be expected that more than one parking space will be desirable if not essential for each residential unit.

Aisle Width (SDA required for 3')

The proposed **aisle width** of 22' is less than the 25' required by code but will work for this project. A 3' SDA is required. Parking and circulation on an infill site can be challenging and a minor reduction in aisle width is reasonable. The Village has approved similar parking garage aisle width reductions in the past, provide internal circulation is not hindered. The internal circulation of the proposed parking garage is sufficient.

Parking Stall Length (SDA required for 0.42')

The proposed **stall length** is 18'. Code requires a stall length of 18.42'. The proposed stall length of 18' is appropriate and will meet the needs of the development. An 18' stall length has been approved for other planned developments in the Village and should be considered appropriate for this planned development.

Circulation and Access

The ground floor parking area is less than ideal and presents some circulation problems.

- If the lot is full and customers pull in, they will need to do a three-point turn to turn around and exit. If multiple cars pull into a full lot, this can be a problem. Consideration should be given to a "smart sign" being placed at the entrance that indicates the number of spaces open and available for customers.
- The first-floor parking is to be shared by customers, residents, and guests. How are the spaces designated and what will prevent customers from parking in residents' spots?
- If residents' spaces are full and the customer spaces are full, where will guests park?
- Most "high-end" condominium developments have secured parking for residents. Will the residents' parking spaces be in a secured portion of the ground floor parking, or be open and unsecured? If resident spaces are secured in the western portion of the ground floor parking, the stripped area designated at the west end to accommodate turning a vehicle around will need to be relocated to an area east of any security barrier.
- Will the both the upper and lower parking levels provide security camera surveillance?

5. Development Character

Overall Development

The proposed development fits the anticipated and desired types of uses for the Village Center Area. Ground floor retail, restaurant, and services uses with residential condominiums on the

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upper floors represent the type of mixed-use that the Village has long sought for this area and this corner. The intent of the area is to promote and accommodate a vibrant pedestrian environment with a variety of residential and commercial/retail uses. In terms of uses, this development is ideally located within the Village.

The applicant has indicated that retail, restaurant, and service uses are anticipated, along with the possibility of a bank. Retail and restaurant uses should be prioritized. With two other banks already in the Village Center Area on Lake Street, consideration should be given to not permitting another bank as part of this development. However, if a bank is permitted, it should not be allowed to occupy the corner tenant space at Lake & Lathrop. The applicant is requesting several SDAs to accommodate the development and strong consideration should be given to ensuring that the development, and any allowances given by the Village, be leveraged to secure retail (and restaurant) uses on the ground floor of this development, rather than simply accommodating uses that do not generate retail sales tax.

Building

The proposed building will have a significant visual impact in the Village Center Area and it will have the most prominent presence of any building directly located on Lake Street. It will be the tallest building in the Village Center Area. It is similar in length to the mixed-use building on the eastern half of the block between Franklin and Park, but at more than twice the height. The building runs approximately 202' along Lake Street with no setback, running straight up to a height of 74' to the top of the parapet. It will be a defining presence in the Village Center Area. Except for the St. Luke steeple and the William Place condominiums (three blocks to the east in the ORIC District), no building anywhere along Lake Street in River Forest is taller.

The proposed material and construction of the building is very high quality. The exterior plane/façade of the building's commercial frontage and upper floor outermost face (on the north and east sides) is clad almost entirely of white cast stone veneer, with stucco/fiber cement panel on the face of the building that separates the interior unit area from the front patio. The south and west sides differ in that they are clad in "masonry to match" rather than cast stone veneer like the north and east elevations. While the south elevation is the rear of the building and not visible from Lake Street, the west elevation is very visible from Lake Street when west of the building looking or driving east. The west elevation also lacks the architectural detail or interest that the other elevations have. It may be the applicant anticipates line of sight to the west elevation being blocked from view by future development of the site west of the subject property. The applicant should also indicate the material of the ceiling area in the covered balconies on the north façade of the building as this surface will be highly visible. Also, as viewed from the outside, window treatments should be lightly colored and uniform for all residential windows.

Given the overall design, character, and presence of the building, and given the context of the Village Center Area, the question when considering this building is: Does this development, with its 80' height, its 202' length along the Lake Street sidewalk without any setback or without the building's facade stepping back on the upper floors, fit the existing character of the area, the desired character of the area, or the likely future character of the area, given the other sites available/likely for future development in the Village Center Area?

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Lake & Lathrop Mixed-Use - Planned Development

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6. Lighting

The applicant has provided a photometric plan indicating the lighting/illumination levels for the proposed development. The lighting is appropriate to provide safety and navigation of the development, especially at points of ingress and egress, but is also designed to not illuminate adjacent properties. The proposed photometric plan will appropriately and attractively illuminate the planned development. While detailed information on lighting fixtures, standards, and placement were not provided, it is anticipated that the design and placement of lighting fixtures will be consistent and complimentary to the design of the building. It is also anticipated that commercial lighting will be generally consistent with the intensity of other commercial building lighting along lake street.

7. Conclusions

Overall the proposed planned development provides the mix of uses desirable for the Village Center Area, including high quality ground floor retail, restaurant, and commercial space, with high-end residential condominiums on the upper floors. The proposed development is generally consistent with the Comprehensive Plan but requires a significant number of site development allowances (SDAs) to be approved as proposed.

The proposed planned development is requesting a 60% increase over maximum building height, a 146% increase over maximum residential density, and a 30% reduction in required resident parking. These SDAs, along with others, indicate the development is a very intense utilization of the site and its overall character and contribution must be considered within the overall context of the proposal and Village objectives.

The building would make be the most prominent and the tallest building in the Village Center Area. When considering the overall design of the building and intensity of the development, it is important to consider the existing, desired, and future character of the Village Center Area. If any building modifications are considered, they should be used to lessen the perceived bulk on Lake Street (such as upper floor setbacks or height reduction).

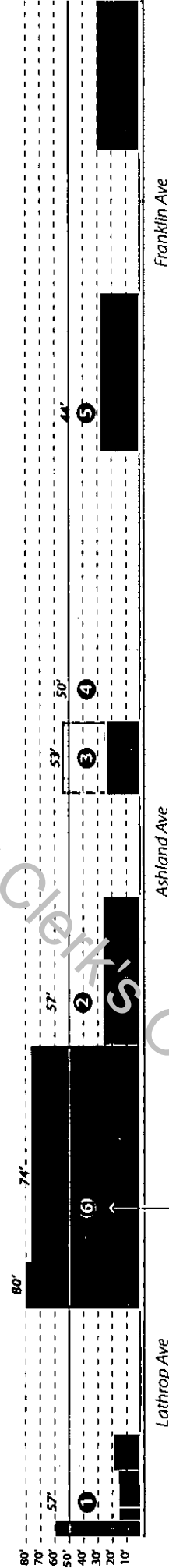
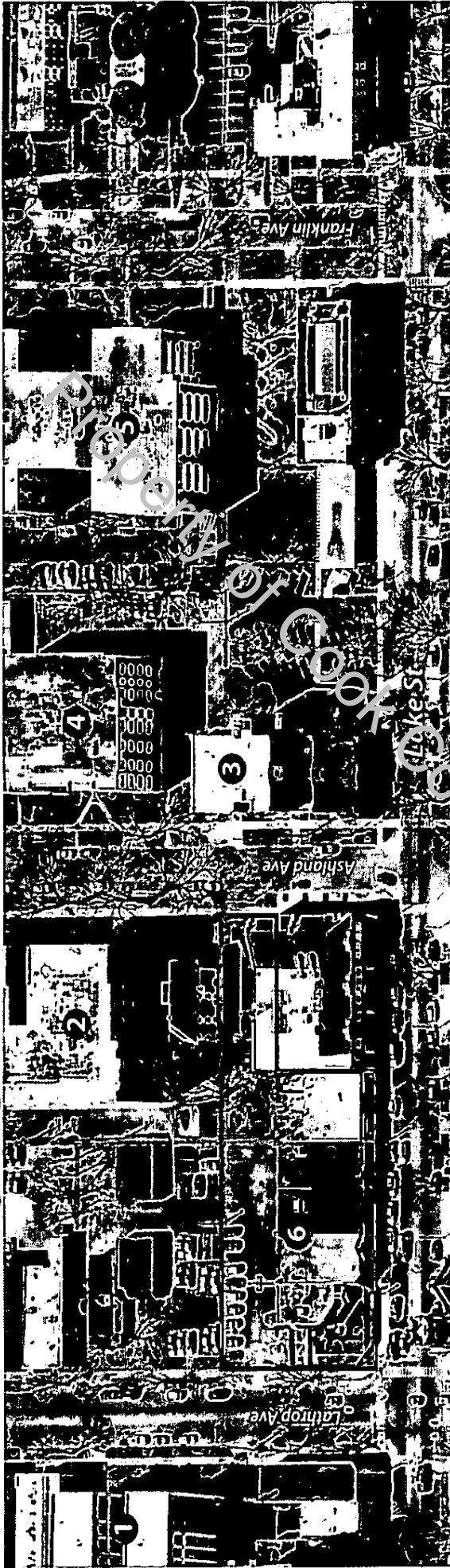
While, the SDAs for building height and the number of residential units (density) is significant relative to other planned developments approved in the Village Center Area, the Village has previously approved other SDAs for height and density, albeit typically to a much lesser degree.

In addition to requiring SDA's for number of parking spaces and the parking space and aisle dimensions, the proposed ground floor parking needs to clarify improvements relative to space designation (resident, guest, commercial), security, signage/circulation management.

Consideration should be given to not permitting a bank as part of the development. At a minimum, a bank should not be permitted to occupy the corner tenant space. Retail and restaurant uses should be prioritized to create a more active pedestrian environment and to maximize retail sale tax revenue.

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C3: Central Commercial Lake Street Building Heights



Legend

- Buildings immediately fronting on Lake Street
- Buildings set back from Lake Street
- Buildings not fronting on Lake Street

Note: Heights measured to top of parapet

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Village of River Forest

POLICE DEPARTMENT MEMORANDUM

TO: Lisa Scheiner – Asst. Village Administrator
FROM: James O'Shea - Chief of Police
DATE: June 15, 2018
SUBJECT: Development Application - Lake & Lathrop

I have reviewed the Lake and Lathrop planned development application, and do not foresee any concerns from a law enforcement/public safety perspective. During the technical review of the application/plans, we discussed public access to emergency call phones/buttons, LED exterior lighting, and exterior security camera coverage as part of a public safety best practices approach.

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MEMORANDUM

DATE: June 18, 2018

TO: Eric Palm, Village Administrator

FROM: John Anderson, Director of Public Works

SUBJECT: Lake and Lathrop Planned Development

After reviewing the Lake and Lathrop Planned Development Application, I have determined that the proposed project will have a minimal impact on the Public Works Department and its ability to deliver services to the community. However, the following engineering comments should be given proper consideration:

1. The preliminary site plan indicates that the development is proposing to tie into the Village's street light electrical system. This will not be permitted – all electricity needs will need to be coordinated through ComEd.
2. An easement documenting access rights will need to be granted to the Village for the purposes of maintaining the stormwater detention facility in an emergency. This will be done in conjunction with the easement that will be required by the Metropolitan Water Reclamation District.
3. I still have concerns regarding the ground-floor level parking area. If it fills up and multiple cars enter looking for spots, it could provide for a difficult 3-point turn and exit. Perhaps a sign showing available spaces at the entrance would help.
4. Per the ordinance, parking stalls are required to be 18.42' long and the drive aisles are required to be 25' wide. The proposed plan does not meet these dimensions on either parking level.
5. There is a door on the existing (to remain) structure just north of the parking ramp. It is unclear how much room will remain between these two buildings and whether or not the use of this door will still be feasible after construction.
6. The means by which the developer will be addressing the contaminated soils has not yet been indicated.

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MEMORANDUM

TO: Lisa Scheiner
Assistant Village Administrator

FROM: Kurt Bohlmann
Fire Chief

DATE: June 18, 2016

SUBJECT: Lake and Lathrop planned development

After a cursory review of the planned development proposed for the corner of Lake Street and Lathrop Avenue, the structure appears to have sufficient accessibility. I do have a couple concerns about the accessibility to the proposed light shafts and the potential for fire spread.

The only access to the four proposed light shafts is through windows inside private residences. There are no doors or common space windows to the light shafts. Although I don't anticipate there being a big problem with this development, light shafts, like the ones proposed, tend to double as garbage chutes. One discarded cigarette can easily start a fire with trash at the bottom of the shaft.

The light shafts can also provide a quick avenue for fire to spread from one unit to the next. Adjacent units have common light shafts. A fire strong enough to get out of one unit into the light shaft would not take much more energy to move into the adjacent unit through the light shaft window.

The Fire Department has discussed these concerns in previous meetings with the developers, who have assured us that sprinklers will be installed in the light

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shafts. Sprinklers will go a long way to alleviating these concerns. Sprinklers will hold a fire in check until the Fire department gains access to the light shaft.

At this time and with the current information provided, I believe this project will not require any substantial changes to the Fire Department's response or ability to protect this structure.

[illegible]

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RF

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TIMELESS LIVING

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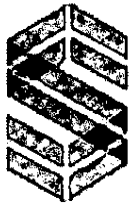
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SEDGWICK
DEVELOPMENT

June 1, 2018

Mr. Frank Martin
Chairman
Development Review Board

Eric Palm
Zoning Administrator

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

Re: RF
Lake Street & Lathrop Avenue Redevelopment Project
Application for Planned Development Approval

Dear Messrs. Martin & Palm,

On behalf of our partnership, Lake Lathrop Partners, LLC, enclosed please find a resubmittal application and supporting materials for Planned Development Application for **RF**, a Redevelopment Project located at the southwest corner of Lake Street & Lathrop Avenue in River Forest, Illinois. Sedgwick Investments LLC and Keystone Ventures LLC have formed Lake Lathrop Partners LLC, a limited liability company, to partner with the Village of River Forest on the redevelopment of this important parcel in the Lake Street Corridor in River Forest.

RF, the proposed mixed-use development at Lake and Lathrop contemplates the redevelopment of 7601-7613 Lake Street, 7617-7621 Lake Street, and 423 Ashland Avenue. The 36,414-square foot site currently is occupied by three older one-story commercial buildings fronting Lake Street and a vacant parcel fronting Ashland Avenue. Lake Lathrop Partners LLC has acquired the land and is proceeding with the redevelopment of these properties subject to receiving approval of this Planned Development from the Village. The properties are currently zoned C3: Central Commercial.

RF, the proposed Lake Lathrop mixed-use development has been designed to be compatible with the design guidelines established in the Village of River Forest Lake Street Corridor Plan and is comprised of the following components:

Site Area:	36,414 SF
Proposed Use:	Mixed-Use Building - 5 Stories
	14,343 Square Feet Commercial Space
	32 Residential Units
Parking:	Parking: 86 spaces on 2 levels

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RF

June 1, 2018

Page 2

RF, the project, is comprised of a single, five story mixed-use building containing 32 residential units and 14,343 square feet of retail space. The retail space will be positioned along the south side of Lake Street, extending west from Lathrop Avenue. Retail and public parking containing 32 spaces, will be located on the site south of the retail area, accessible by vehicles from Lathrop and Ashland Avenues. This development proposal will also benefit from the existing Lake Street streetscape improvements and on-street parking.

The 32 residential unit will be located on four floors above first floor retail and parking will be on 2 levels to the rear of the retail. The residential floors will have terraces taking advantage of Lake Street and community views. The residential units will consist of two, three, and four - bedroom units. Eighty-Six parking spaces will be located on two levels of parking for residences and retail.

We are very excited about the **RF** project and the positive impact it will have on the Lake Street Corridor and the River Forest community. We look forward to presenting this exciting development to the residents, elected officials and staff of the Village of River Forest.

Respectfully submitted,

LAKE LATHROP PARTNERS LLC

MK Manager Corp.

cc: Tim Hague, Lake Lathrop Partners, LLC

**COOK COUNTY
RECORDER OF DEEDS**

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LAKELATHROPPARTNERSLLC
LAKE STREET & LATHROP AVENUE REDEVELOPMENT

INTRODUCTION & EXECUTIVE SUMMARY

Development Proposal

Through its vision and commitment to economic development, the Village of River Forest is now in a unique position to continue the effort of improving the vibrant character of the community's main shopping street, Lake Street. Building upon the successes achieved through the redevelopment of the Lake Street Jewel/Osco, River Forest Town Center and River Forest Town Center II, the Village is well positioned to benefit from several retailers achieving high sales thresholds. These success stories will provide the Village momentum to build upon and Lake Lathrop Partners are well prepared to deliver a new dynamic mixed-use development to River Forest's "Village Center Area".

Our vision for this strategically located site is to introduce an architecturally significant mixed-use building. In acknowledgment of the active pedestrian nature of Lake Street and local traffic patterns, it is paramount to capture and reflect the quality of the community at this high-profile corner. We propose to accomplish this by utilizing high quality building materials within a traditional architectural style. As cited in River Forest's Comprehensive Plan and reaffirmed in the River Forest Corridors Study, the Lake Street corridor should be a vibrant social and visual point for the community to renew a sense of local pride. Our development proposal will build upon and strengthen the district's active and pedestrian friendly nature. We propose a mixture of uses designed to reinforce Lake Street's retail character and add new diverse mixture of residential units that will bring new housing opportunities to the community. We will not only "return the storefronts to Lake Street", but also "return active retail businesses to the Village". Furthermore, our development proposal will strike a balance between the many historic architectural structures found within the community and deliver the benefits of carefully designed new construction development.

Our development proposal will focus on the goals of providing new economic development within a scale and context that will fit seamlessly into the existing fabric of Lake Street and the surrounding community. While increasing the density beyond what currently exists, we will implement new retail shops and restaurants at grade level and introduce new residential units on four upper floors of the project. This development proposal has been carefully planned to ensure that it conforms to scale and character that exists within the Lake Street corridor. We will also creatively utilize the site's east/west lineal dimension to provide ample parking for the proposed new residential units, and provide an expanded commercial parking component for the benefit of the Lake Street commercial district.

As depicted on the enclosed plans, our proposal includes approximately 14,343 SF of new commercial space, which will feature restaurants, retail shops and potentially a branch banking facility. The commercial storefronts will be able to accommodate several separate businesses. The main corner of Lake Street and Lathrop Avenue will feature an open-air plaza, framed by two pronounced architectural building features with the storefronts continuing west along Lake Street and south along Lathrop Avenue re-establishing the desired street-edge. The new storefronts will be specifically marketed toward restaurant uses that will complement the existing businesses and strengthen the retail atmosphere within the Lake Street corridor. The Lake Street space adjacent to the corner plaza element will present an opportunity for an outdoor sidewalk cafe seating area. Special design and leasing consideration will also be given to the retail space immediately adjacent to the pedestrian plaza walkway between the existing two-story office building to the west and the new proposed development. We feel this area presents itself



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in a pedestrian friendly manner that can also provide opportunity for outdoor cafe seating, with convenient proximity to the ample parking available just to the south of this pedestrian link. Restaurant tenancies at these locations will work harmoniously with the design features of recessing the Lake Street corners of the proposed building to allow for more interesting storefronts, contributing and promoting the pedestrian nature of the street. Developing additional retail/restaurant space within the "Village Center Area" both complies with and responds to the stated goals and purpose of the Village's corridor study and the comprehensive plan.

Residential

The subject site provides an exciting opportunity to introduce a residential housing product in the heart of the "Village Center Area." We are proposing approximately 32 new residential units located on the second, third, fourth, and fifth floors of the proposed new building. These residential units would be designed to reflect the upscale nature of the community. The dramatic characteristics of high ceiling heights, larger windows, open floor plans, and exterior terraces and balconies, will provide a unique housing product. The residential units are positioned along Lake Street and Lathrop Avenue to create the greatest distance from the adjoining properties that face north and east. This will greatly enhance views for these existing homeowners. As depicted on the attached drawings, all units will benefit from terrace.

The residential floors will be set back from the retail facades of the building to communicate a more diminutive scale of the building from the surrounding sidewalks and adjoining roadways. This design is mindful of a more intimate atmosphere and maintains a more comfortable pedestrian scale. The inclusion of residential units within the development will increase the day/night activity and energy along Lake Street and introduce a strengthened residential character along the Lake Street corridor. The synergistic relationship between the development of additional residential units and retail shops/restaurants will reinforce the community's "Village Center Area." From a planning perspective, the site and its close proximity to public transportation will promote and enhance utilization of the services already provided and build upon the Village's previous investment and commitment to the Lake Street corridor.



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River Forest, IL

Sedgwick Properties Development Corporation

Sedgwick Properties Development Corporation is a unique full service real estate company with an unparalleled reputation for beautiful architecture and fine craftsmanship.

Sedgwick Properties has built a sterling portfolio by focusing on creating value in coveted downtown residential communities that offer space, luxury, and modern technological amenities while still preserving existing architectural contexts.



Sedgwick Properties has managed successful developments in Chicago and Denver by engaging the best people and firms. Sedgwick Properties is committed to being a leader in delivering high quality commercial properties and affordable and luxurious residences to the market. We have an entrepreneurial work environment that focuses on value creation and quality of life issues.

We are devoted to providing outstanding service at every step in the development process, relying on evolving in-house systems and controls which are constantly scrutinized, reviewed and updated.

Sedgwick Properties is uniquely aware of what it takes to function as a great development team, and to create magnificent homes at affordable prices. Our in-house services include development management, real-estate services, architecture & design, construction, construction management, as well as investments and partnerships.

The company, which is solely owned by Marty Paris, was organized in 1996 and incorporated in 1998. Marty Paris has been involved as a principal in real estate investment and development in Chicago and Denver since 1991. His experience includes both residential and retail real estate

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River Forest, IL

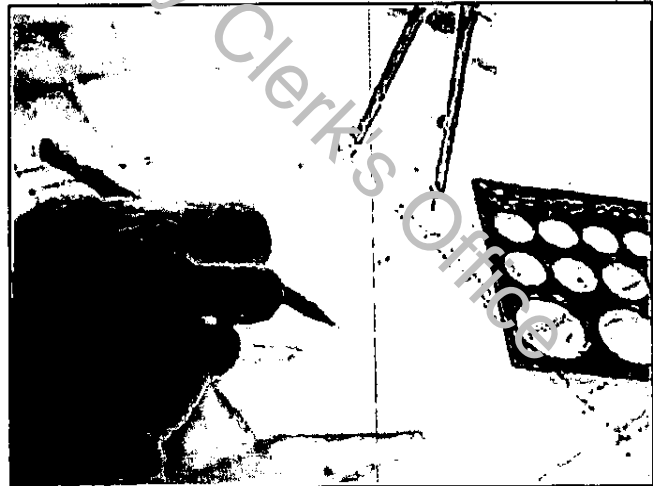
Sedgwick Properties Design Corporation



Sedgwick Properties Design Corporation (Sedgwick Design) was established to promote effective project planning and creativity in conjunction with Sedgwick Properties Development Corporation's (Sedgwick Development) real estate development process. Sedgwick Architecture is involved with all phases of a project's development—analysis, design, document development, permitting, bidding, construction and closeout. Their involvement and integration with Alpha Construction Service and Sedgwick Development's project management team facilitates a design-build

environment and forms the basis for Sedgwick Development's holistic approach to real estate development. By internalizing industry expertise, Sedgwick is able to minimize its risk and increase its opportunity for success.

Sedgwick Design approaches every project to achieve the optimal solution and create enduring architecture based on fundamental design principles that balance efficiency, program, aesthetics and budget. Sedgwick Design strives to enhance our internal process as well as the urban context through the art and practice of architecture. Sedgwick's process methodology encourages participation and



collaboration with not only our internal team, but also our sales & marketing, engineering, and other support consultants, as well as contractors and suppliers to create the highest quality product.

For more information on the projects of Sedgwick Design, please visit the following website, www.sedgwickproperties.com

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LAKE LATHROP PARTNERS LLC LAKE STREET & LATHROP AVENUE REDEVELOPMENT

Applicant Information

Owner of Record:

LAKE LATHROP PARTNERS LLC,
1525 W Homer St Suite 401
Chicago, IL 60642
773-278-4237

LAKE LATHROP PARTNERS LLC is managed by the following:

Tim Hague
Keystone Ventures, LLC
418 Clinton Place, River
Forest, IL 60305
708-366-0550

MK Manager Corp.
1525 W. Homer
Chicago, IL 60642
773-278-4237

Parties with Beneficial interests:

Tim Hague
Keystone Ventures, LLC
418 Clinton Place, River
Forest, IL 60305
708-366-0550

Sedgwick Investment LLC
1525 W Homer St Suite 401
Chicago, IL 60642
773-278-4237

Applicant:

LAKE LATHROP PARTNERS LLC,
1525 W Homer St Suite 401
Chicago, IL 60642
773-278-4237



SEDGWICK
DEVELOPMENT

KEYSTONE VENTURES

REAL ESTATE DEVELOPMENT

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LAKE LATHROP PARTNERS LLC LAKE STREET & LATHROP AVENUE REDEVELOPMENT

LAKE LATHROP PARTNERS LLC, has contracted with Sedgwick to provide developer services and authorizes the following staff members to act on its behalf:

Marty Paris – President

Sedgwick

1525 W Homer St Suite 401
Chicago, IL 60642
773-278-4237

Jay Feely – Vice President

Sedgwick

1525 W Homer St Suite 401
Chicago, IL 60642
773-278-4237

Mark McKinney - Director of Projects Operations

Sedgwick

1525 W Homer St Suite 401
Chicago, IL 60642
773-278-4237

Eric Christman – Development Project Manager

Sedgwick

1525 W Homer St Suite 401
Chicago, IL 60642
773-278-4237

Tim Hague

Keystone Ventures, LLC

418 Clinton Place,
River Forest, IL 60305
708-366-0550

COOK COUNTY
RECORDER OF DEEDS



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DEVELOPMENT

KEYSTONE VENTURES

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LAKE LATHROP PARTNERS LLC LAKE STREET & LATHROP AVENUE REDEVELOPMENT

TITLE REPORT AND ALTA SURVEY

Following please find three surveys for the parcels.

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
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COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS



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LAKE LATHROP PARTNERS LLC LAKE STREET & LATHROP AVENUE REDEVELOPMENT

OWNER STATEMENT

This Planned Development Applicant is being presented for the redevelopment site as contemplated within the Redevelopment Agreement made between the Village of River Forest, an Illinois municipal corporation and Lake Lathrop Partners LLC, an Illinois limited liability company, dated March 23, 2016, and intended to include the following properties:

- 7601 -7613 Lake Street, River Forest, Illinois 60305
- 7617-7621 Lake Street, River Forest, Illinois 60305
- 425 Ashland Avenue, River Forest, Illinois 60305

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS



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River Forest, IL

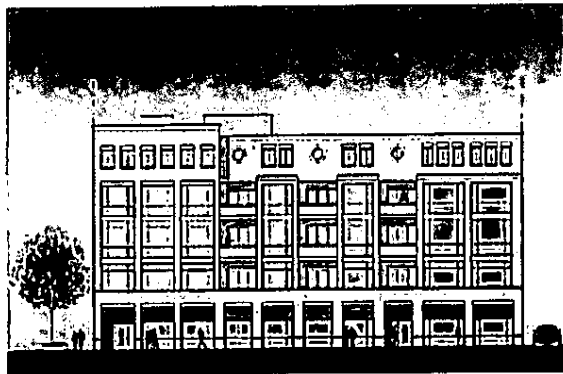
**Hermitage 1611**

Hermitage Sixteen11 is a coveted downtown residential community that offers space, luxury, and modern technological amenities. This 17 unit condominium building is a bold gem in the Bucktown neighborhood of Chicago, IL, but is artfully designed to respect the existing architectural context of the neighborhood.

Exclusive features of the property include expansive floor plans, 10 foot ceilings, private

elevator entrance to each unit, terrific private outdoor spaces in each unit and one parking space in the attached heated garage included. Additional details include hardwood floors throughout, refined and modern finishes, in-unit laundry and lavish master suites.

Hermitage Sixteen11 is conveniently located in the heart of Bucktown with quick access to public transportation and the Kennedy Expressway.

**1545 W. North Avenue**

With easy access to the trendy Bucktown entertainment hub and Chicago city center, 1545 W. North Avenue is a premier location for 30 luxury rental apartments. Floor to ceiling window, soaring 10 foot ceilings, and expansive terraces are just some of the features of this uniquely Sedgwick design. At five stories, this development provides the

conveniences of a larger building with curb appeal a neighborhood walk up.

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River Forest, IL



Century Station

Elegance, simplicity, convenient transportation, and a welcoming close-knit community together captures the essence of what living in Century Station is all about.

Century Station's rich architecture...choice of units...and custom construction with an attention to detail combine to provide everyone from young professionals to empty nesters with excellent options for affordable, yet luxurious, comfort.

Nestled in one of Chicago's oldest and most venerable western suburbs, nearby amenities include parks, restaurants, shopping, galleries, and quaint neighborhood treasures just ready to be explored. It's also one of a quilt of nearby communities that is experiencing an exciting renaissance as a vibrant place to both live and play.



Tower on the Park

Loft-style living and a convenient location just begin to capture the many amenities of Tower on the Park. A recent addition to the city's skyline, this high rise features an elegant red brick facade with natural stone and pre-cast detailing. Looking out, this classy edifice offers dramatic views of both downtown and the Mile High City's majestic nearby mountains.



Old Towne Place

When it comes to style, a sense of history and conveniences galore, Old Towne Place in Chicago's legendary Old Town neighborhood projects a vintage feel, yet features modern construction amenities that make it a stylish fit for this classy community.

A graceful six-story, mixed use condominium, Old Towne Place's classic masonry exterior artfully blends a red brick and stone facade into the traditional streetscape.

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River Forest, IL

Project Portfolio

**Marquee Michigan Avenue**

Soaring nearly 300 feet and 25 floors in what is arguably Chicago's hottest neighborhood just blocks south of the bustling Loop, Marquee Michigan Avenue sits on the city's most famous and architecturally-rich street. It's a majestic addition to the Windy City's famous skyline.

From the elegant lobby with a doorman that beckons back to the golden age of art deco to a green rooftop outdoor space that includes a dog run, the amenities of Marquee Michigan Avenue complement its breathtaking views of Lake Michigan and downtown. Inside, red oak hardwood floors are featured throughout units. Also featured are custom wood cabinetry and elegant baths with natural stone flooring.

**Terrazio**

Modeled after Chicago's famous walk-up courtyard buildings this building is a true gem in the south loop. Top of the line finishes are featured in every unit. The building also boasts the Aria Rooftop Lounge which includes a tranquility pool, BBQ area and large dog run. Every unit has expansive balconies and the development has underground indoor heated parking available.

**Park View East**

In a city known for its live theatre, acclaimed restaurants, fun nightlife, eclectic neighborhoods and, of course, the legendary Wrigley Field, Park View East is located in the consummate Chicago enclave.

Towering a regal 18 stories with great city views, Park View East has it all! The building's striking architecture features red brick, a natural stone and pre-cast façade, and an ornamental lobby. Among the many unit amenities are spacious balconies, custom kitchen cabinetry, granite countertops, red oak hardwood floors, elegant baths and stainless steel appliances.

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River Forest, IL



Henry (Jay) Feeley
Director of Business Development

As the Director of Business Development for Sedgwick Properties, Mr. Feeley is responsible overseeing developments from site identification and acquisition through the end of the pre-development process. Mr. Feeley specializes in designing and procuring the capital structures of equity and debt for all Sedgwick projects. He serves as the main contact to Sedgwick's lenders, equity partners and other financial advisors.

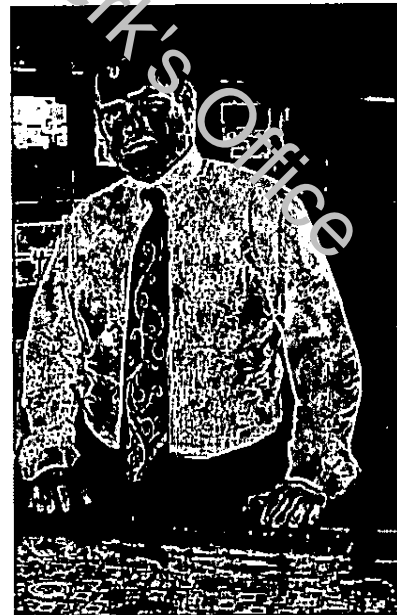
Mr. Feeley has over 15 years of Consulting, Project Management and Business Development experience. Prior to joining Sedgwick Properties Mr. Feeley had a successful career in Internet Consulting and Marketing, having served as SVP and COO of Xceed Inc. a leading e-Business consultancy with key clients that included Hilton Hotels and CBS Entertainment.

Mr. Feeley holds a B.A. in Communications from DePaul University, Chicago.

Mark McKinney
Director of Architecture Design Services

As Director of Architecture for Sedgwick Properties Design Corporation and Sedgwick Architecture, Mark McKinney oversees key design and development functions for the company. A licensed architect with extensive experience in project management, Mr. McKinney has utilized his architectural expertise in various roles over the past 15 years, from architecture and design to project management and construction administration. His work has included a variety of building types, including medium and large scale commercial and residential projects on the national and international level.

Mr. McKinney holds a B.A. in Architecture from Clemson University and an M.A. in Architecture from the University of Illinois, Chicago



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River Forest, IL

Key Personnel: Marty Paris, President and Founder



Marty Paris, President and Founder of Sedgwick Properties Development Corporation, has been actively involved in real estate investment and development in Chicago since 1991.

Mr. Paris successfully founded and formed Sedgwick Properties Development Corporation in 1996 and, in addition to rental properties, began developing for-sale condominiums projects.

Sedgwick Properties has successfully developed multiple residential and retail properties to date and currently owns and manages many rental properties.

In a relatively short time, Mr. Paris has established himself as a leader in the Chicago real estate community and Sedgwick Properties as a leading neighborhood developer, architect and builder of upscale urban residences.

Having in-house development management, architecture and general contracting services has helped Sedgwick maintain a competitive advantage in the market by providing cost and time efficiencies that translate into a value for their buyers.

Today, Sedgwick is continuing to grow and is currently developing more than \$500,000,000.00 worth of real estate.

A graduate of Drake University, Mr. Paris received his Bachelor of Arts Degree in Economics with an emphasis in Finance. Prior to his career in real estate, Mr. Paris worked in banking as an Assistant Vice President overseeing the Risk Management group at Amalgamated Bank of Chicago.

Mr. Paris serves as President of Home Builders Association, Greater Chicago (HBAGC) as well as the board of the HBAGC City Chapter, has served as a board member of the Near South Planning Board, and is a member of REIA and the Lincoln Park Builder's Club.

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River Forest, IL

Alpha Construction Services



At the end of the day, the final product is what determines a developer's success. At Sedgwick Properties, the construction process is guided carefully in-house, and from the top. The fine points and details are addressed every step of the way in a hands-on fashion.

Sedgwick Properties' in-house construction capabilities translate into the ability to immediately integrate construction expertise during the design phase without the need to rely on outside services. Because of this, every phase of the design process is subject to simultaneous "constructability" feedback.

This system is more efficient than the more traditional process of designing a whole building, and then going to third party construction sources for feedback. It is also beneficial during construction, as our staff is intimately familiar with the details of the building from inception. These systems maximize the quality of the end result and minimize surprises throughout the development process.

Due to Alpha Construction Services' unique and distinctive construction systems, our construction administration team can be more responsive, more hands-on and more dynamic. In a typical process, the architect designs the building with the developer, and at design completion, the developer hands the design to a general contractor. When the systems used are traditional, a great deal of time and effort are wasted in integrating design and construction processes.

At Sedgwick Properties, design and construction modifications happen in real time instead of in weeks or even months, as our construction team systems foster immediate feedback and an exchange of ideas. The team is a critical factor that distinguishes Sedgwick Properties from other companies. Sedgwick Properties approaches every project as one, with one goal in mind: Produce the best building for the best value.



In these and many other ways, the Sedgwick Properties' construction model is a key component to our successful projects.

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COOK COUNTY
RECORDER OF DEEDS

MM SURVEYING CO., INC.
PROFESSIONAL DESIGN FIRM No. 184-003213
ALTA/NSPS Land Title Survey

THE SURVEY IS PART OF LOT 15 AND THE SURVEY IS PART OF LOT 16 IN PART OF
TOWNSHIP 20 NORTH, RANGE 15 EAST OF THE PRINCIPAL MERIDIAN, AS SHOWN FOR THE SUBSTANTIAL
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CERTIFIED SURVEY, INC.

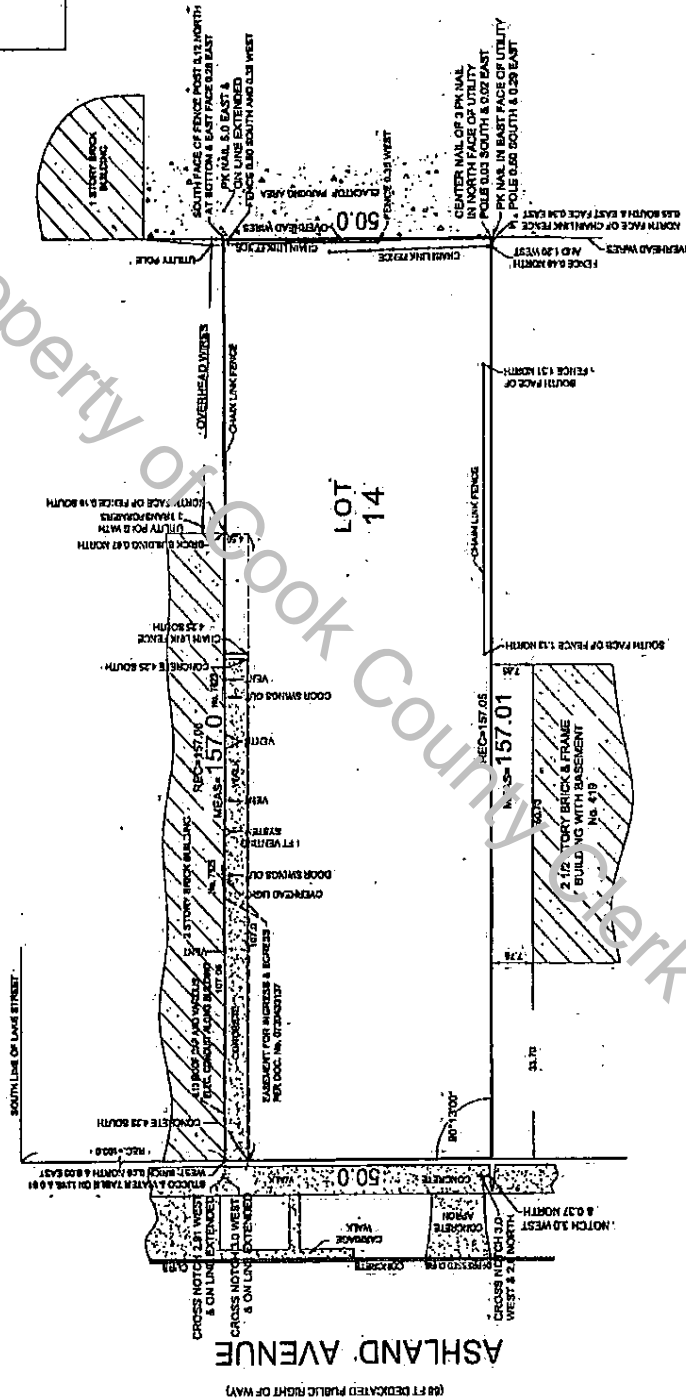
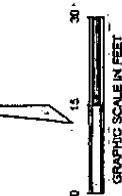
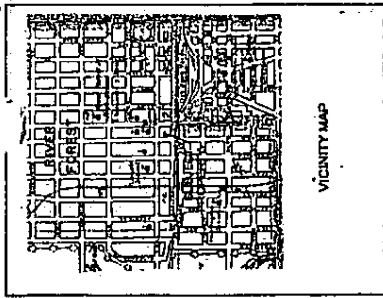
1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6906

Email : surveys@certifiedsurvey.com

ALTANSPS LAND TITLE SURVEY

LOT 14 IN BLOCK 3 IN PART OF RIVER FOREST, BEING A SUBDIVISION OF SECTION 12, TOWNSHIP 33 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS : 423 ASHLAND AVENUE, RIVER FOREST, ILLINOIS.



SURVEY NOTES

THE PROPERTY SHOWN HEREON IS LOCATED IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 1703100365J1 EFFECTIVE DATE: AUGUST 18, 2024.

THE LEGAL DESCRIPTION HEREON DESCRIBES THE SAME PROPERTY AS INSURED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1502354497 DATED JULY 27, 2016.

PROPERTY AREA = 7,060 SQ. FT.

BUILDING LINES AND EASMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

DECIMALS OF FOOT AND THEIR EQUIVALENT IN INCHES AND FRACTIONS THEREOF

ORDERED BY: FOREST PARK

NATIONAL BANK & TRUST



STATE OF ILLINOIS
COUNTY OF COOK

TO: VILLAGE OF RIVER FOREST; LAKE LATHROP PARTNERS, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2015 MINIMUM STANDARD. DETAIL REQUIREMENTS FOR ALTA/SUP'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6 AND 14 OF TABLE A, THEREOF.

THE FIELDWORK WAS COMPLETED ON AUGUST 31, 2018.

DATE OF PLAY: SEPTEMBER 1, 2018

PROFESSIONAL LAND SURVEYOR NO. 3408
LICENSE EXPIRES NOVEMBER 30, 2010

UNOFFICIAL COPY

LAKE LATHROP PARTNERS LLC LAKE STREET & LATHROP AVENUE REDEVELOPMENT

TOPOGRAPHIC SURVEY

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS



SEDGWICK
DEVELOPMENT

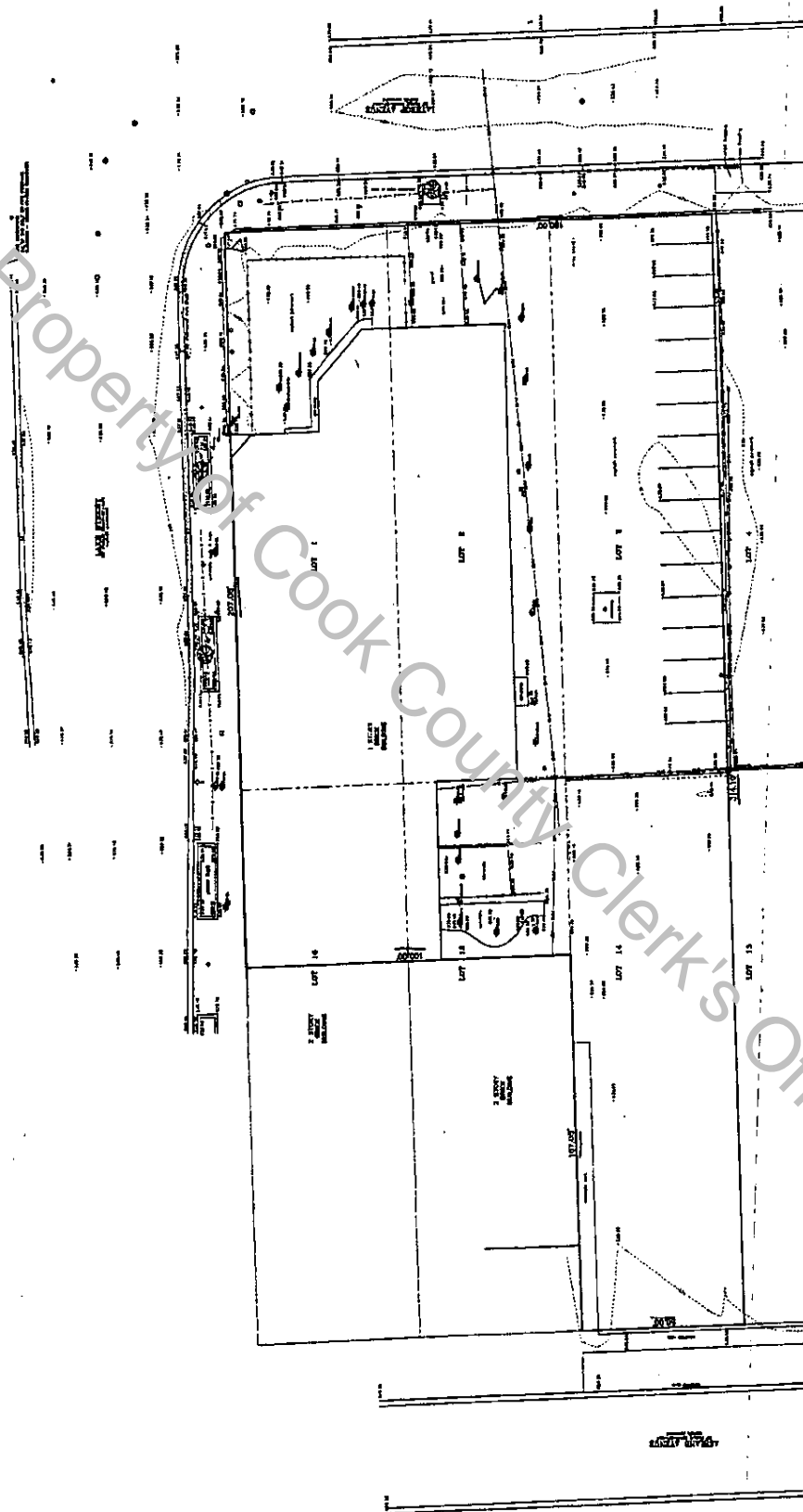
KEYSTONE VENTURES

REAL ESTATE DEVELOPMENT

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BOUNDARY & TOPOGRAPHIC SURVEY

THIS SURVEY WAS MADE BY THE FIELD ENGINEER, IN THE PRESENCE OF THE PROPERTY OWNER, AND THE RESULTS WERE CHECKED BY THE FIELD ENGINEER, IN THE PRESENCE OF THE PROPERTY OWNER, AND THE RESULTS WERE CHECKED BY THE FIELD ENGINEER, IN THE PRESENCE OF THE PROPERTY OWNER.



ALL MEASUREMENTS TO BE MADE BY THE FIELD ENGINEER, IN THE PRESENCE OF THE PROPERTY OWNER, AND THE RESULTS WERE CHECKED BY THE FIELD ENGINEER, IN THE PRESENCE OF THE PROPERTY OWNER.

CONSULTING, INC.
 INFRACON & GESCO
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
 2010 S. RIVER STREET, SUITE 100, RIVER FOREST, ILLINOIS 60074
 SCALE: 1" = 10'
 FIELD ENGINEER: J. L. GILBERT
 CHECKED BY: J. L. GILBERT

BOUNDARY & TOPOGRAPHIC SURVEY
 COMMERCIAL PROPERTY
 7601-7613; 7617-7621 LAKE ST.
 RIVER FOREST, ILLINOIS

PROJECT NUMBER
 18434

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LAKE LATHROP PARTNERS LLC LAKE STREET & LATHROP AVENUE REDEVELOPMENT

DRAWINGS

- i. Rendering
- ii. Area photos and Sketch Rendering
- iii. Contiguous Land Uses
- iv. Satellite image
- v. Site Plan
- vi. Site Development Cost allocations
- vii. Site Plan / Set Backs
- viii. Utility Plan
- ix. Site Utility Improvements Plan
- x. Site Plan w/Contour Elevations
- xi. Site Drainage Plan
- xii. Landscape Plan
- xiii. Ground Floor Plan
- xiv. Passenger Vehicle Maneuvers
- xv. Ground Level Parking – (Fire Rating & Egress)
- xvi. Upper Level Parking Plan
- xvii. Upper Level Parking – (Fire Rating & Egress)
- xviii. 2nd Floor Plan
- xix. 2nd -5th Floor Plan (Typical Fire Rating & Egress)
- xx. 3rd Floor Plan
- xxi. 4th Floor Plan
- xxii. 5th Floor Plan
- xxiii. Roof Plan
- xxiv. Section A – Stair-4
- xxv. Photometric plan
- xxvi. Material board
- xxvii. North Elevation
- xxviii. East Elevation
- xxix. South Elevation
- xxx. West Elevation
- xxxi. View along Lake ST: North Elevation
- xxxii. View along Lake ST: North Elevation
- xxxiii. View along Lake ST: South Elevation
- xxxiv. View along Lake ST: South Elevation
- xxxv. View along Lathrop Ave. East Elevation
- xxxvi. View along Lathrop Ave. West Elevation

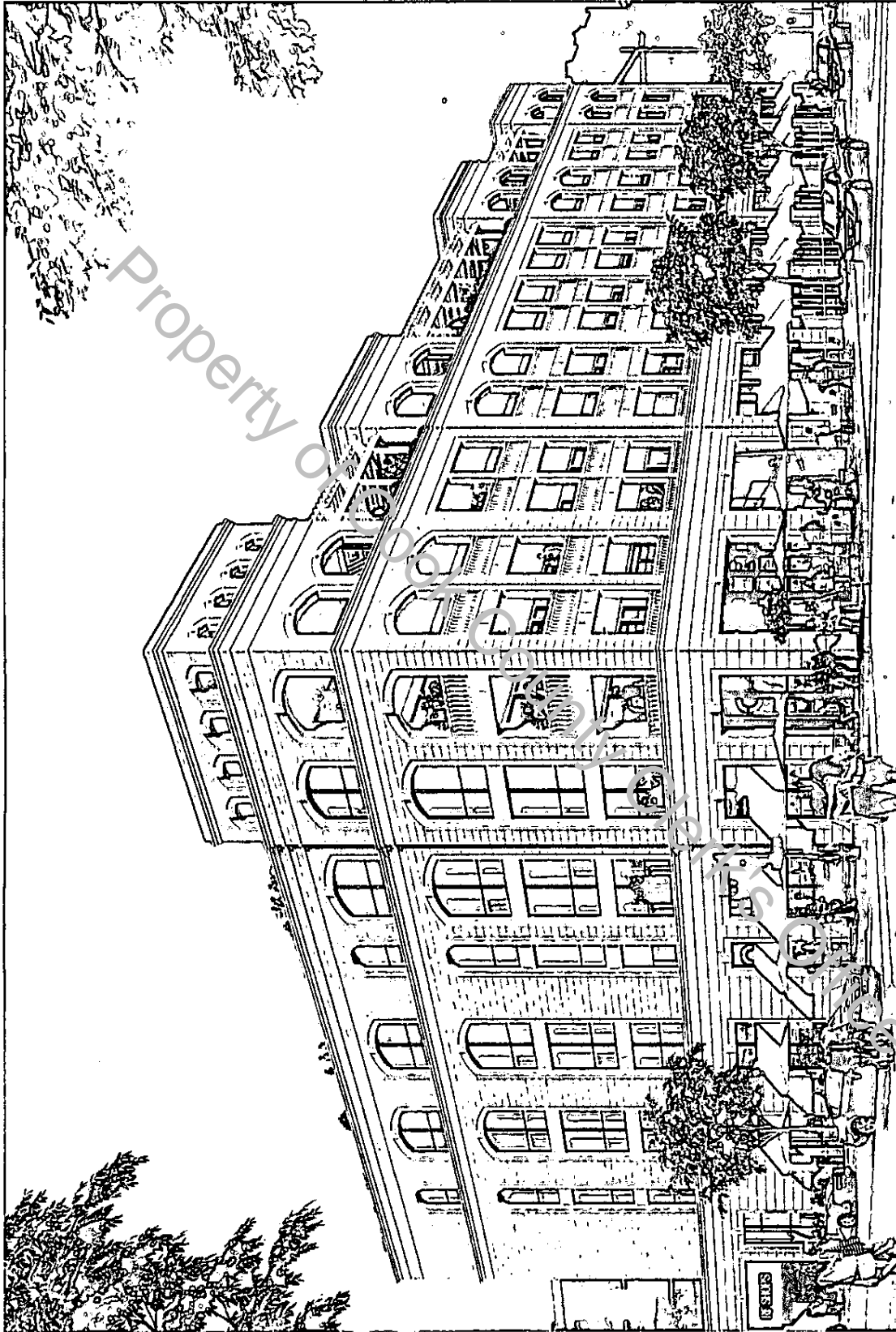


SEDGWICK
DEVELOPMENT

KEYSTONE VENTURES

REAL ESTATE DEVELOPMENT

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DEVELOPMENT

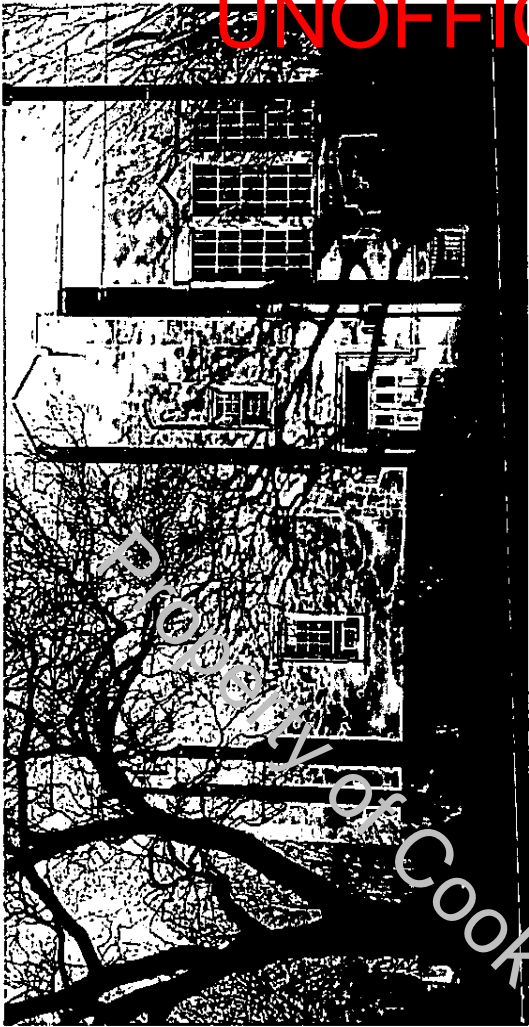
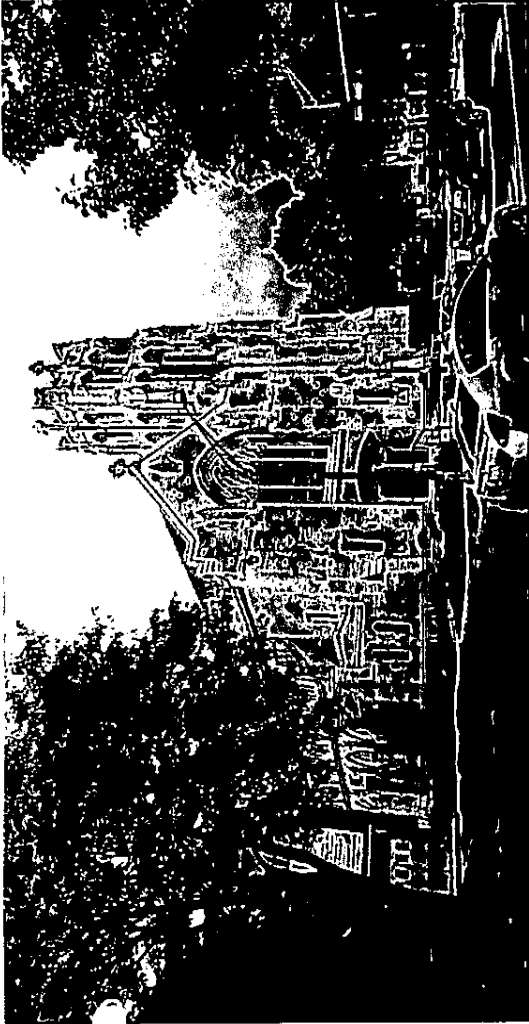
KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

VIEW FROM LAKE ST. &
LATHROP AVE CORNER

LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

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DEVELOPMENT

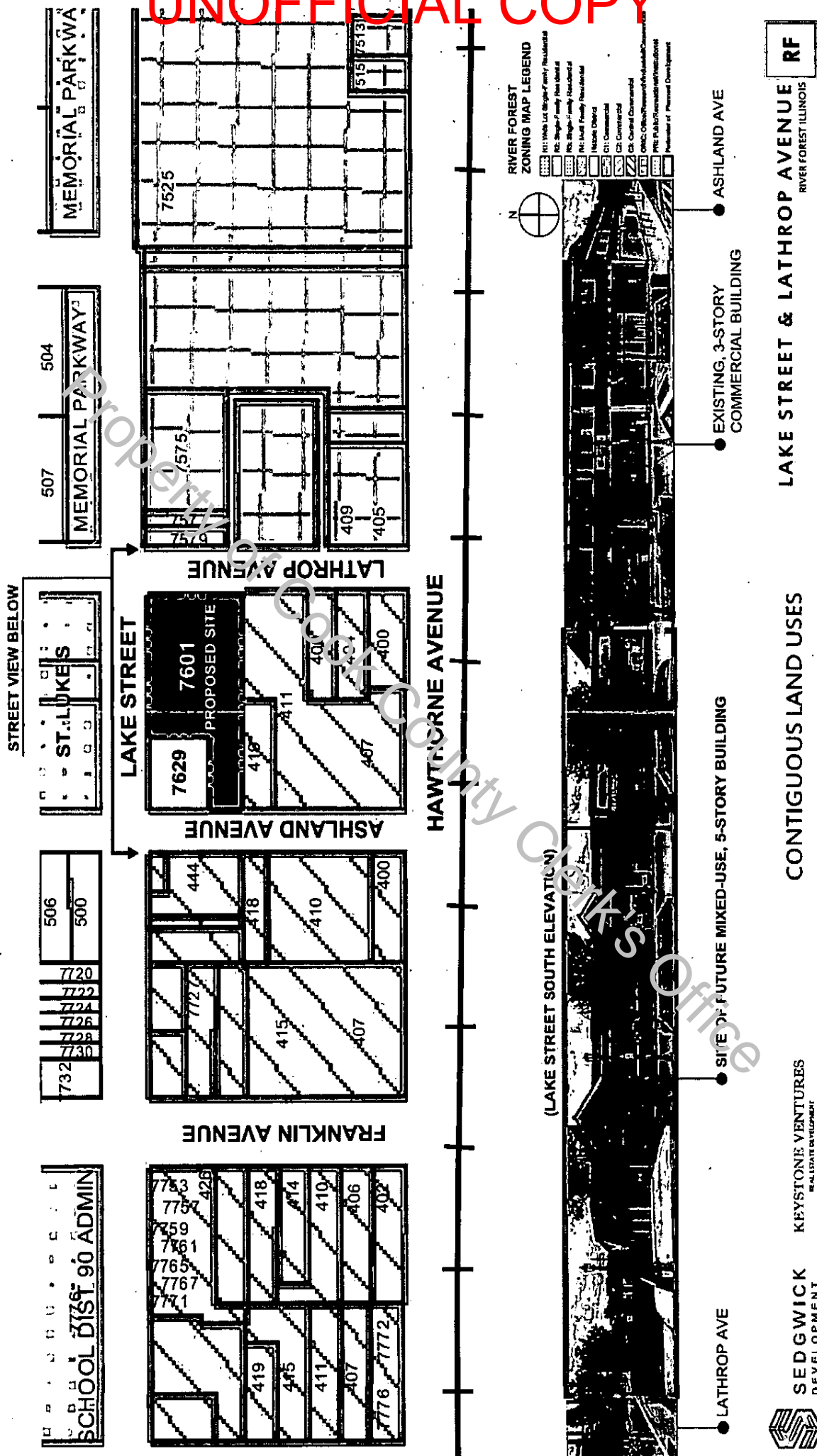
KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

AREA PHOTOS &
SKETCH RENDERING

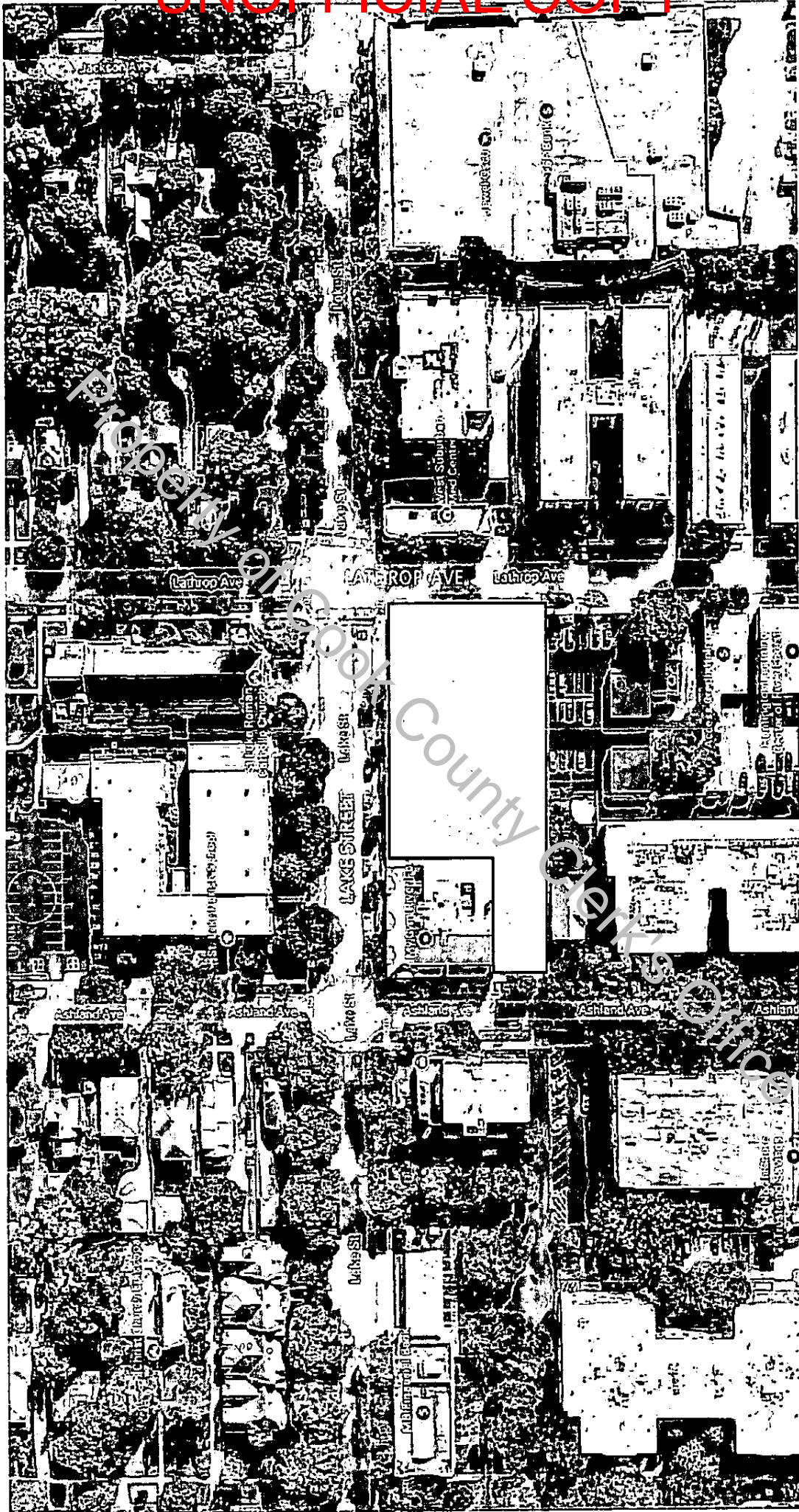
LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

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1

LAKE STREET & LATHROP AVENUE
RIVER FOREST BLINDS



SATELLITE IMAGE

KEYSTONE VENTURES
REAL ESTATE SERVICES

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DEVELOPMENT



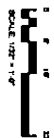
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DEVELOPMENT

KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

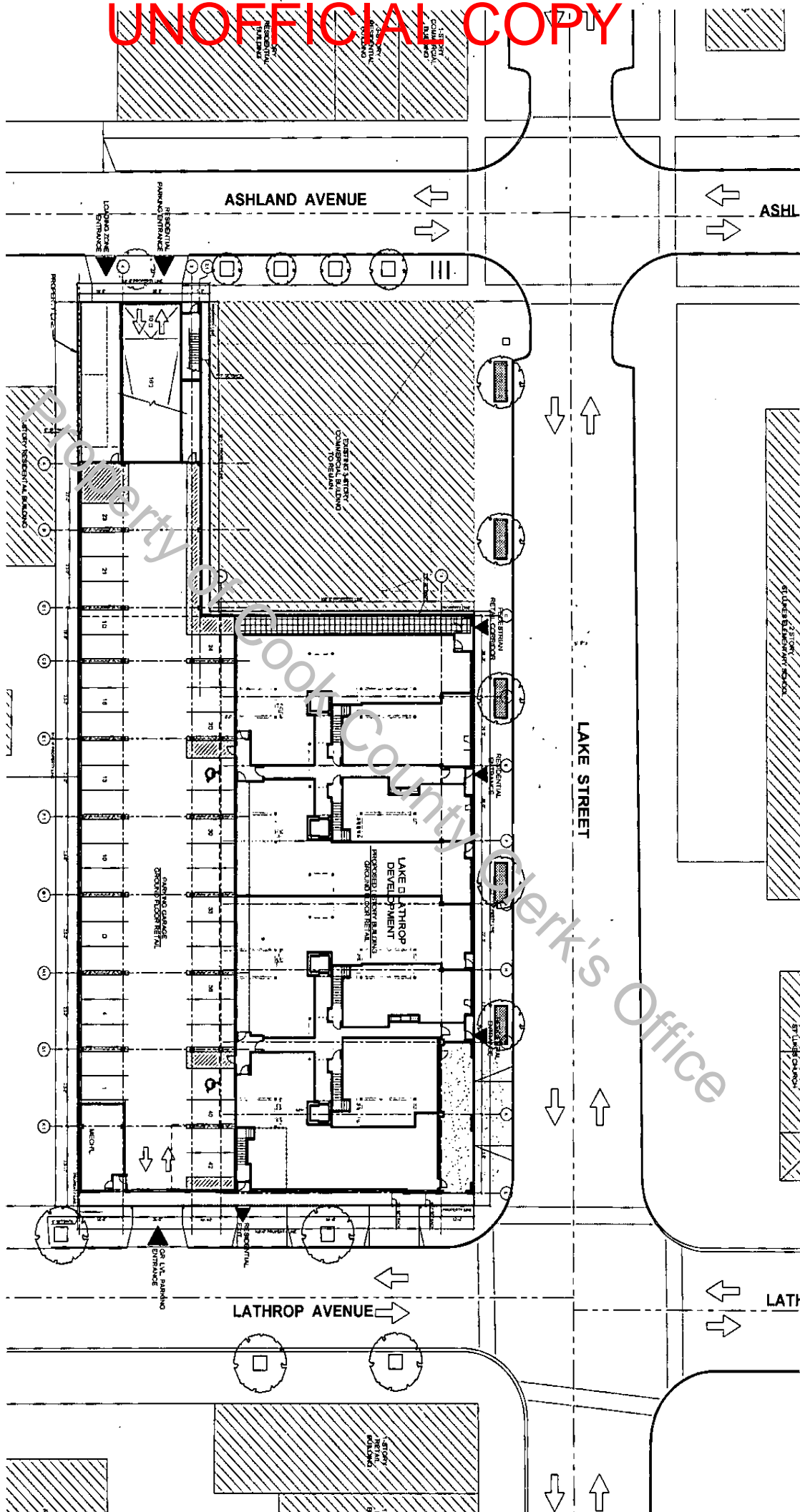
SITE PLAN



LAKE STREET & LATHROP AVENUE

RIVER FOREST ILLINOIS

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		CURB REMOVAL (\$ 10/FT)	CURB REPLACEMENT (\$ 22.50/FT)	SIDEWALK REMOVAL (\$ 2.10/SF)	SIDEWALK REPLACEMENT (\$ 6.80/SF)	PAVEMENT / ASPHALT REMOVAL (\$10/SY)	PAVEMENT / ASPHALT REPLACEMENT (\$ 25/SY)	TOTAL COST
1	SIDEWALK REMOVAL AND REPLACEMENT (LAKE ST., LATHROP AVE. & ASHLAND AVE.)	158'-9"	158'-9"	2344	2344		7	\$26,021.00
2	PAVEMENT / ASPHALT REMOVAL					57.11	57.11	\$1,999.00
3	NEW CONNECTION FOR WATER SERVICE (EXCAVATION, BACKFILL, PAVEMENT PATCHING, CURB REMOVAL/REPLACEMENT) UTILITY NETWORK							\$15,000.00
4	NEW CONNECTION FOR SEWER SERVICE (EXCAVATION, BACKFILL, PAVEMENT PATCHING, CURB REMOVAL/REPLACEMENT) UTILITY NETWORK							\$5,500.00
5	DISCONNECTION OF THE EXISTING SEWER CONNECTION (DISCONNECTION AT THE MAIN CAPPING OF EXISTING SERVICE, BACKFILL, PAVEMENT PATCHING)							\$5,000.00

\$55,520.00

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

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DEVELOPMENT

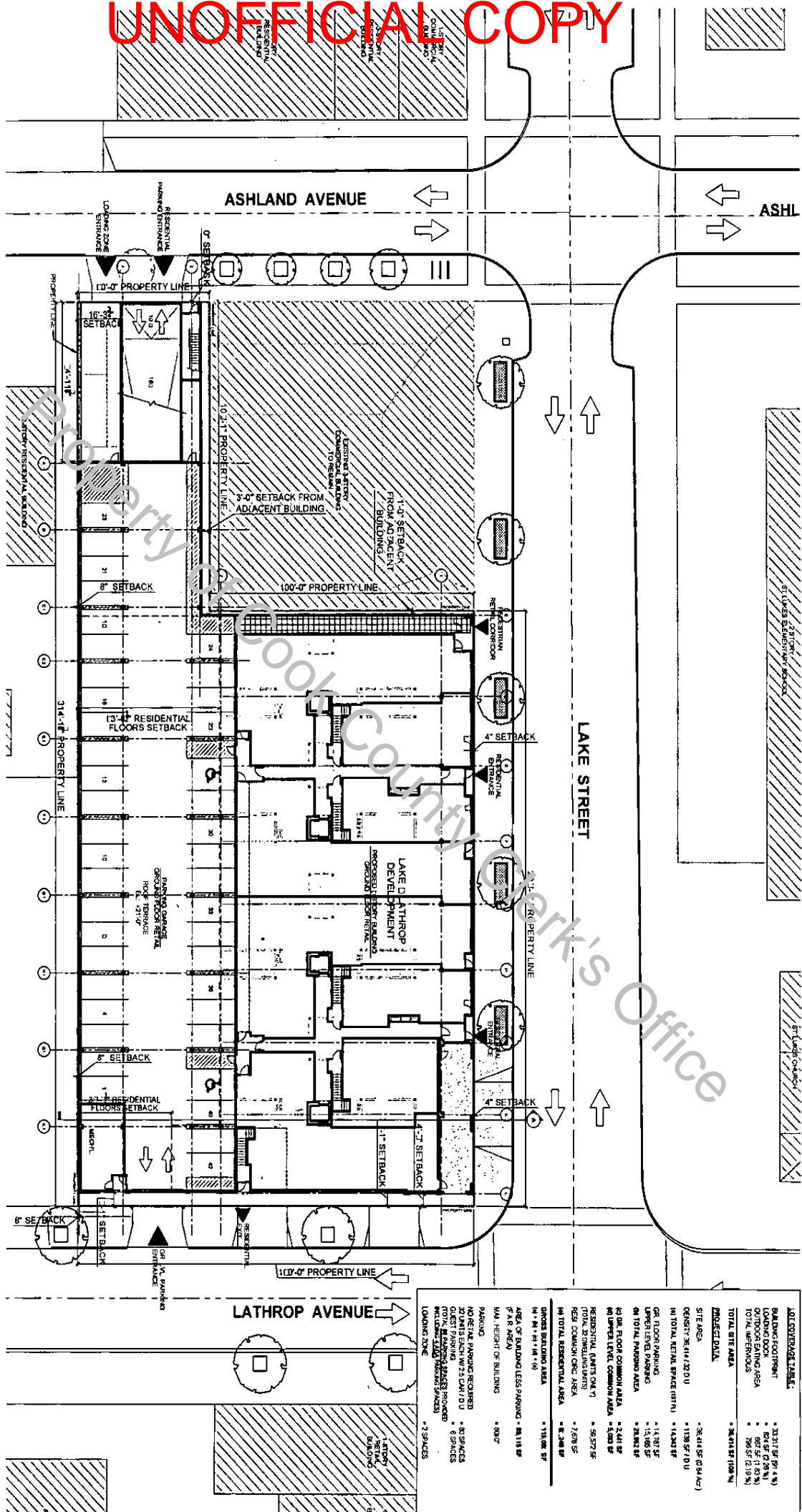
KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

SITE PLAN / SET BACKS



LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

RF



LOT COVERAGE TABLE:	
BLDG. FOOTPRINT	• 33,317 SF (91.1%)
LOADING DOCK	• 824 SF (2.28%)
OUTDOOR DINING AREA	• 867 SF (2.51%)
TOTAL IMPERVIOUS	• 34,008 SF (95.9%)
TOTAL SITE AREA	• 36,414 SF (100%)
PROJECT DATA:	
SITE AREA	• 36,414 SF (0.84 Ac)
DENSITY: 36,414 / 27,000	• 1,349 SF / DU
IN TOTAL NETAL SPACE (100%)	• 14,243 SF
GR. FLOOR PARKING	• 14,787 SF
UPPER LEVEL PARKING	• 12,456 SF
IN TOTAL PARKING AREA	• 27,243 SF
IN GR. FLOOR COMMON AREA	• 2,441 SF
IN UPPER LEVEL COMMON AREA	• 5,000 SF
RESIDENTIAL UNITS (G.A. 1)	• 55,272 SF
TOTAL 20 BUILDING UNITS	• 7,676 SF
RES. COMMON CHG. AREA	• 8,248 SF
IN TOTAL RESIDENTIAL AREA	• 15,924 SF
IN GR. FLOOR AREA	• 14,787 SF
AREA OF BUILDING LESS PARKING	• 18,115 SF
P.A.R. AREA	• 19,927
MAX. HEIGHT OF BUILDING	• 100'7"
PARKING	• 30 SPACES
NO RETAIL PARKING REQUIRED	• 30 SPACES
30 UNITS EACH WITH 2 CAR / DU	• 6 SPACES
OVERALL PARKING SPACES PROVIDED	• 30 SPACES
IN TOTAL PARKING AREA	• 30 SPACES
LOADING DOCK	• 2 SPACES

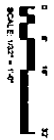
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DEVELOPMENT

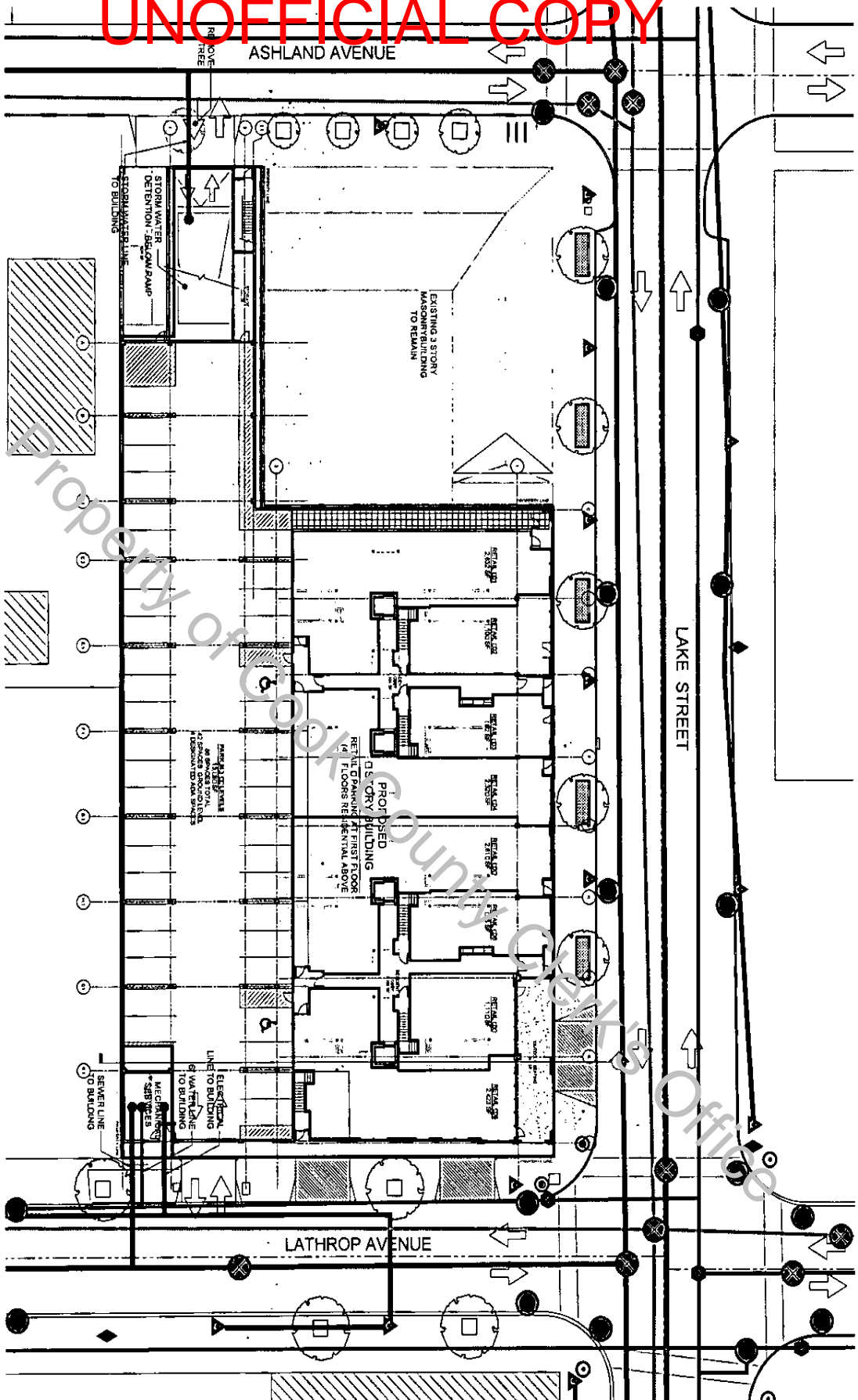
KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

UTILITY PLAN



LAKE STREET & LATHROP AVENUE
RIVER FORKST ILLINOIS

RF



LEGEND	
	LIGHT POLE
	UNDERGROUND ELECTRIC
	TRAFFIC LIGHT
	CATCH BASIN
	INLET
	COMBINED MANHOLE
	COMBINED SEWER
	RELIEF SEWER
	FIRE HYDRANT
	VALVE
WATER MAIN DIAMETER	
	6
	8
	10
	12



LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS



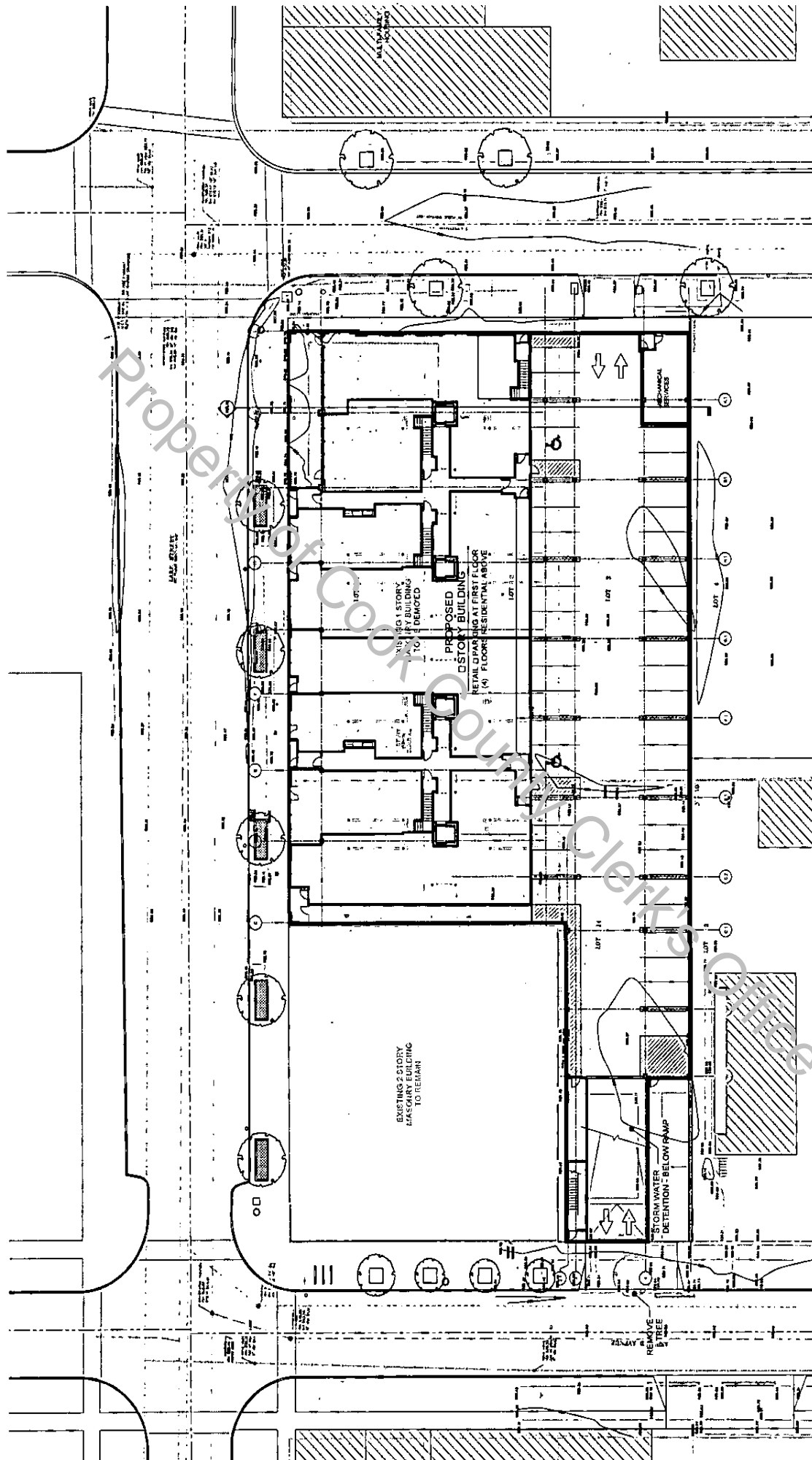
SITE UTILITY IMPROVEMENTS PLAN

KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT



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DEVELOPMENT

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LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS



SITE PLAN W/ CONTOUR
ELEVATIONS

KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

SEDGWICK
DEVELOPMENT



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LAKE LATHROP PARTNERS LLC
LAKE STREET & LATHROP AVENUE REDEVELOPMENT

LANDSCAPING

The lake Lathrop Partners will be complying with Section 10-24-5 of the Zoning Ordinance.

The development will be removing one tree along Ashland boulevard.

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

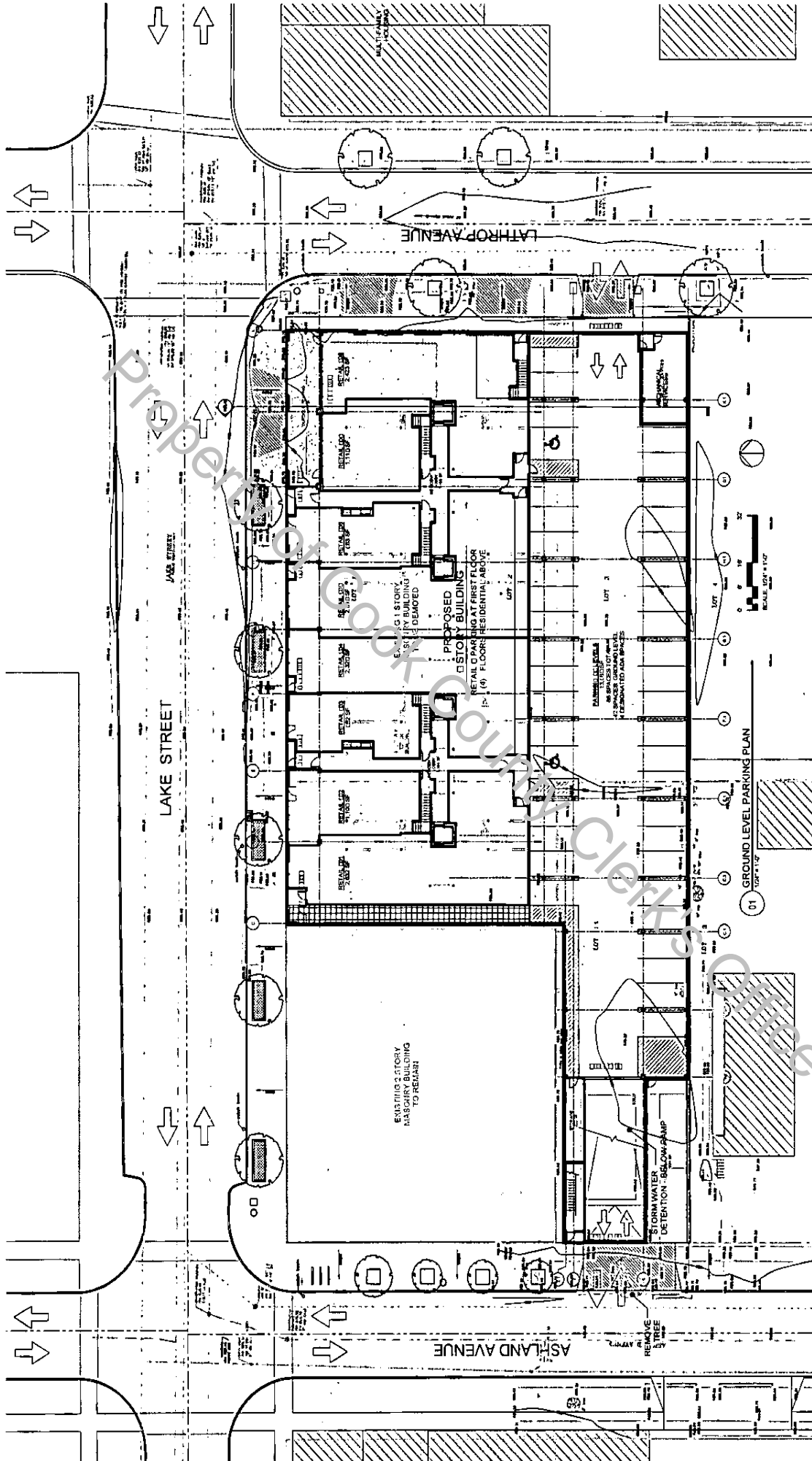



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DEVELOPMENT

KEYSTONE VENTURES

REAL ESTATE DEVELOPMENT

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**SEDGWICK
DEVELOPMENT**

KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

SITE DRAINAGE PLAN

LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

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DEVELOPMENT

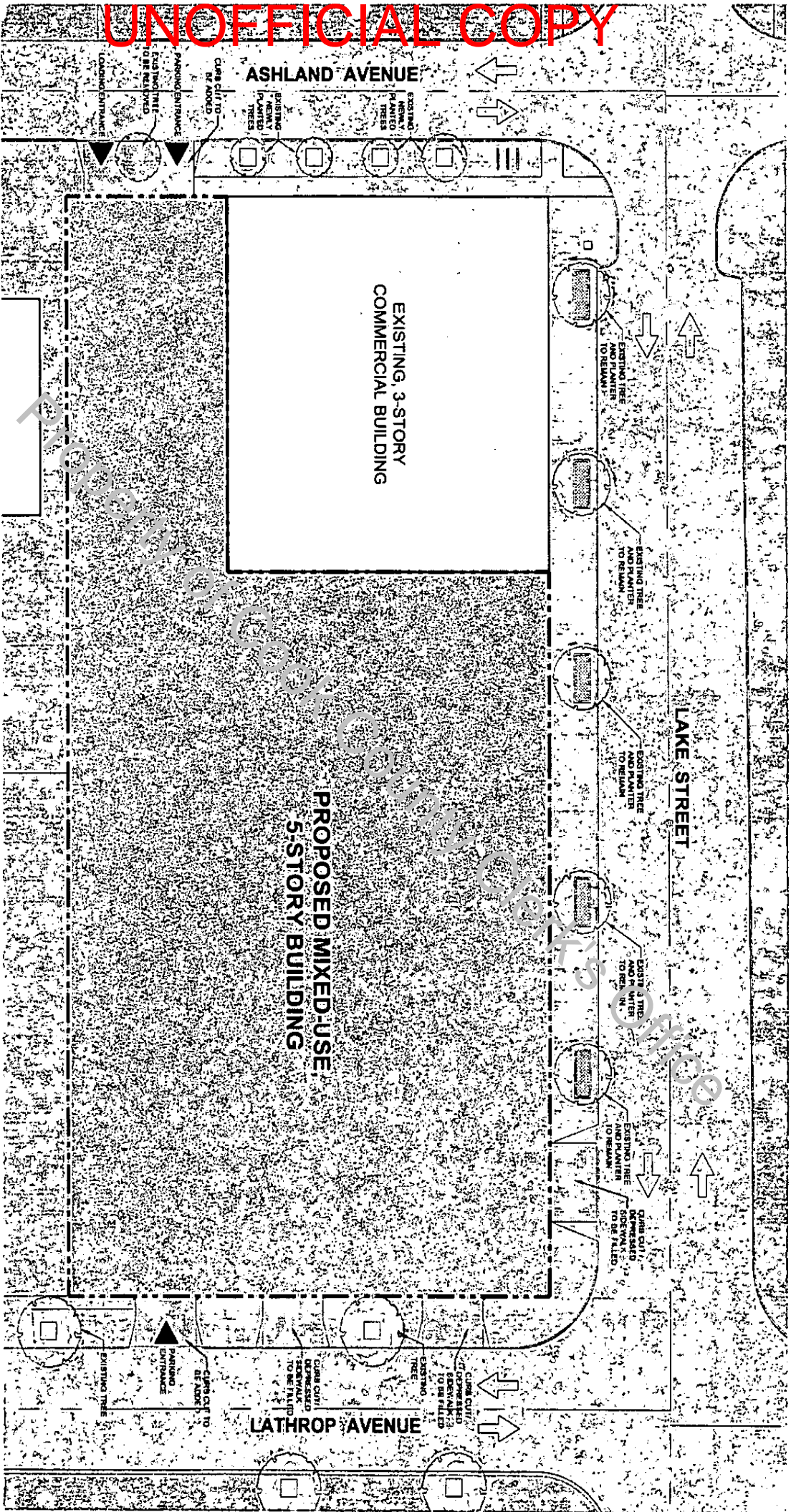
KEYSTONE VENTURES
MANAGEMENT DEVELOPMENT

LANDSCAPE PLAN

LAKE STREET & LATHROP AVENUE

RIVER FOREST ILLINOIS

RF



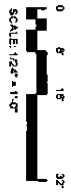
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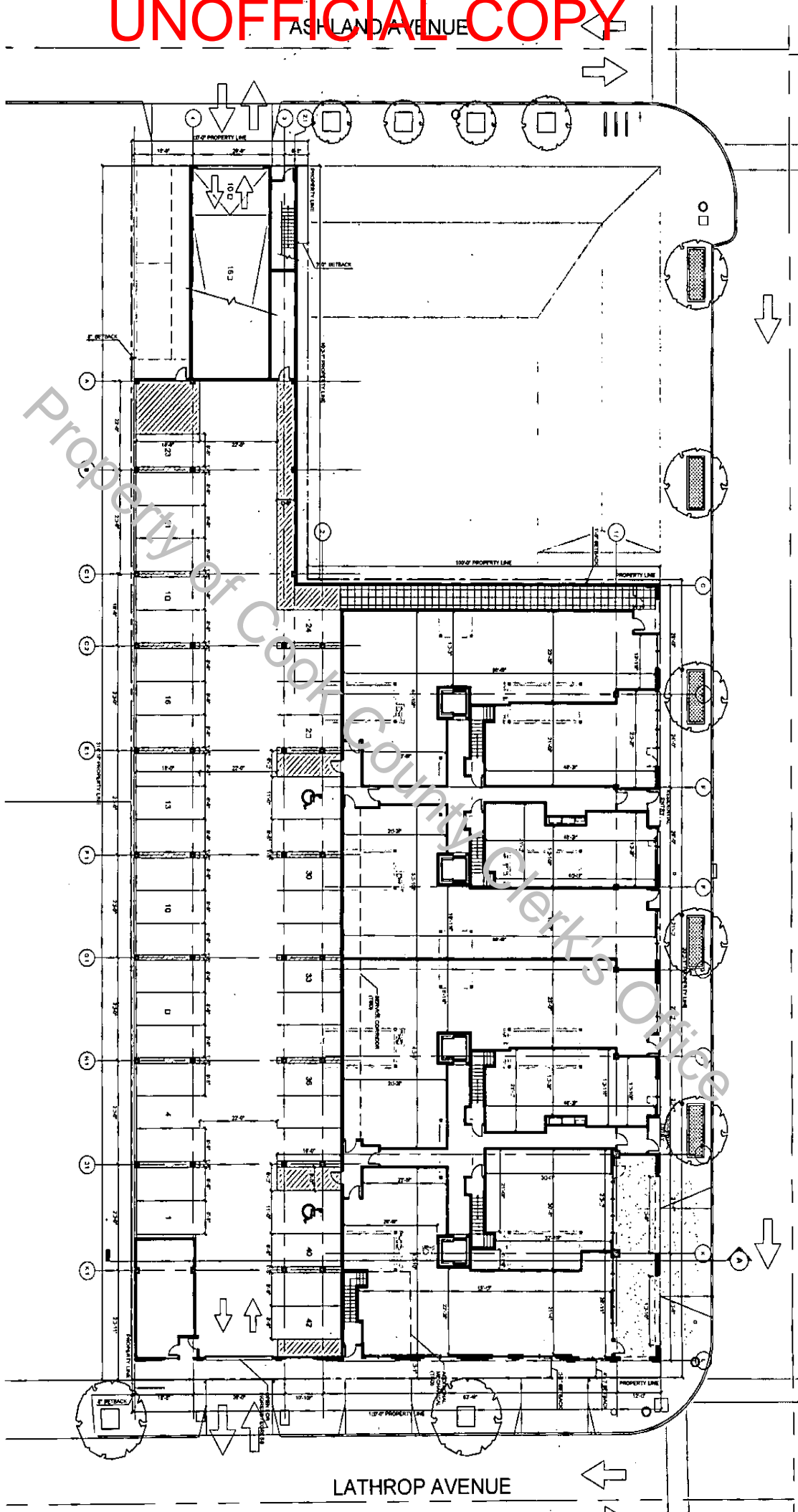
KEYSTONE VENTURES
MULTI-FAMILY DEVELOPMENT

GROUND FLOOR PLAN

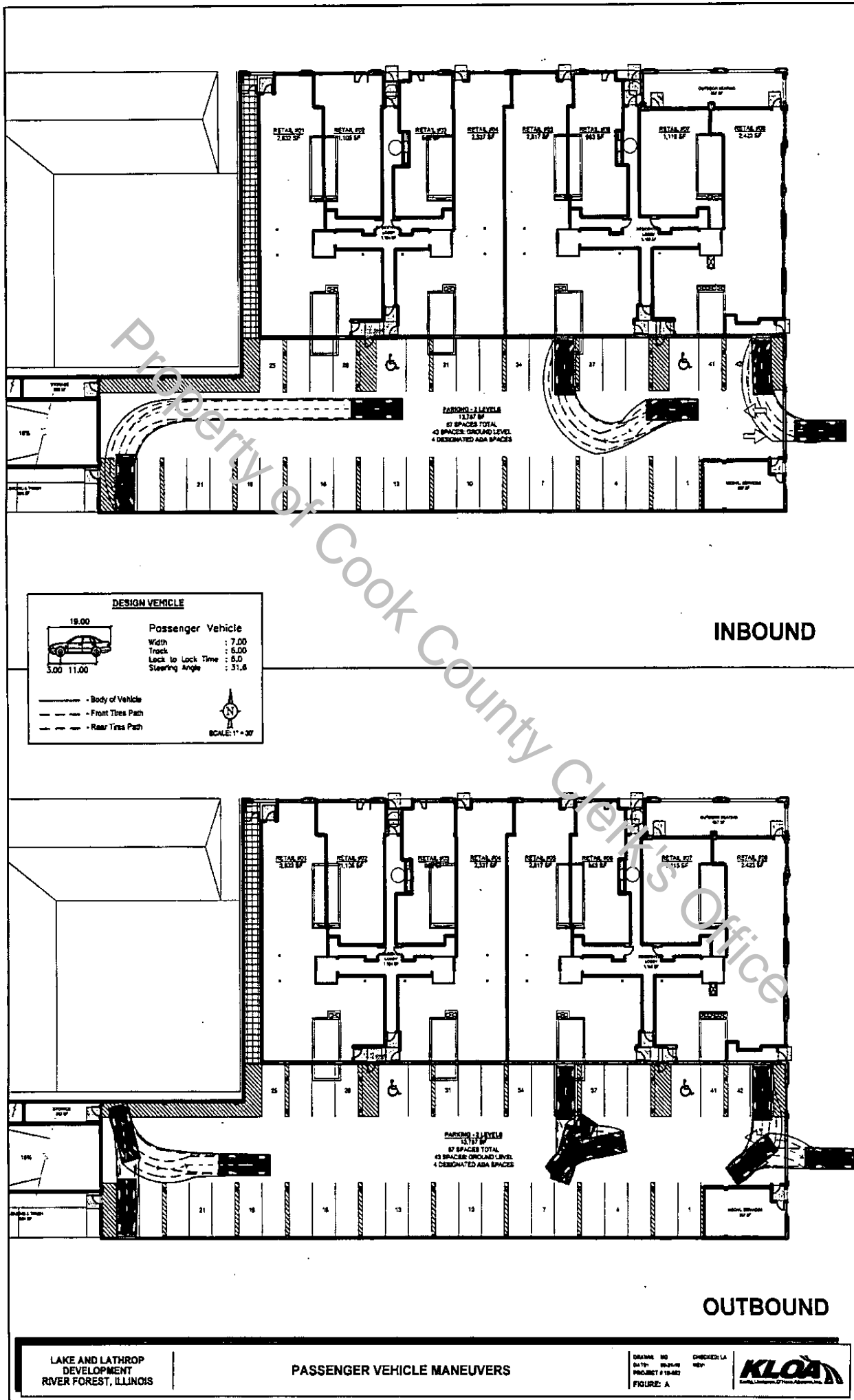


LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

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DEVELOPMENT

KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

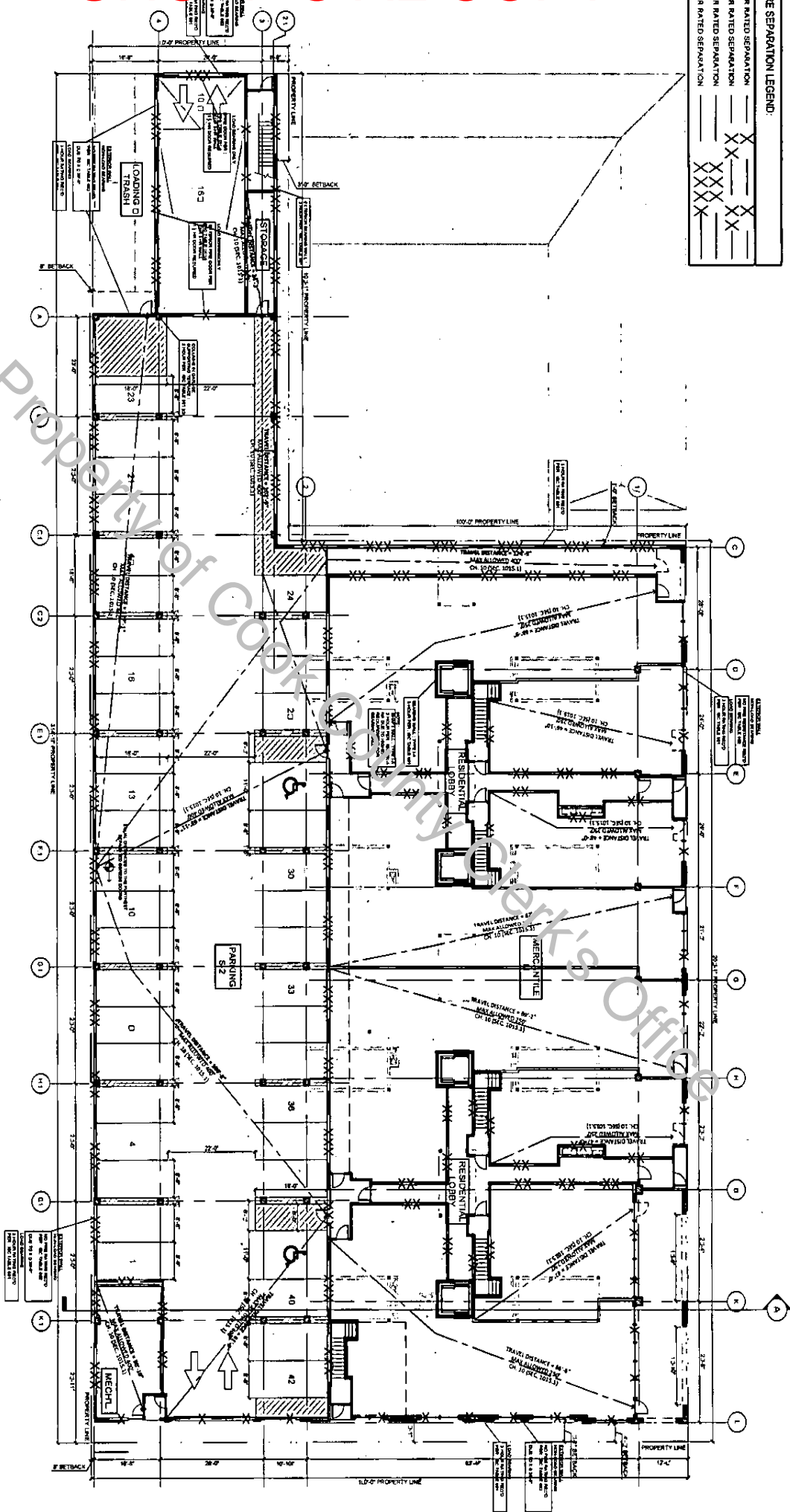
GROUND LEVEL PARKING:
FIRE RATING & EGRESS DISTANCE



LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

RF

FIRE SEPARATION LEGEND:	
1 HR RATED SEPARATION	XXXX
2 HR RATED SEPARATION	XXXX
3 HR RATED SEPARATION	XXXX
4 HR RATED SEPARATION	XXXX



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DEVELOPMENT

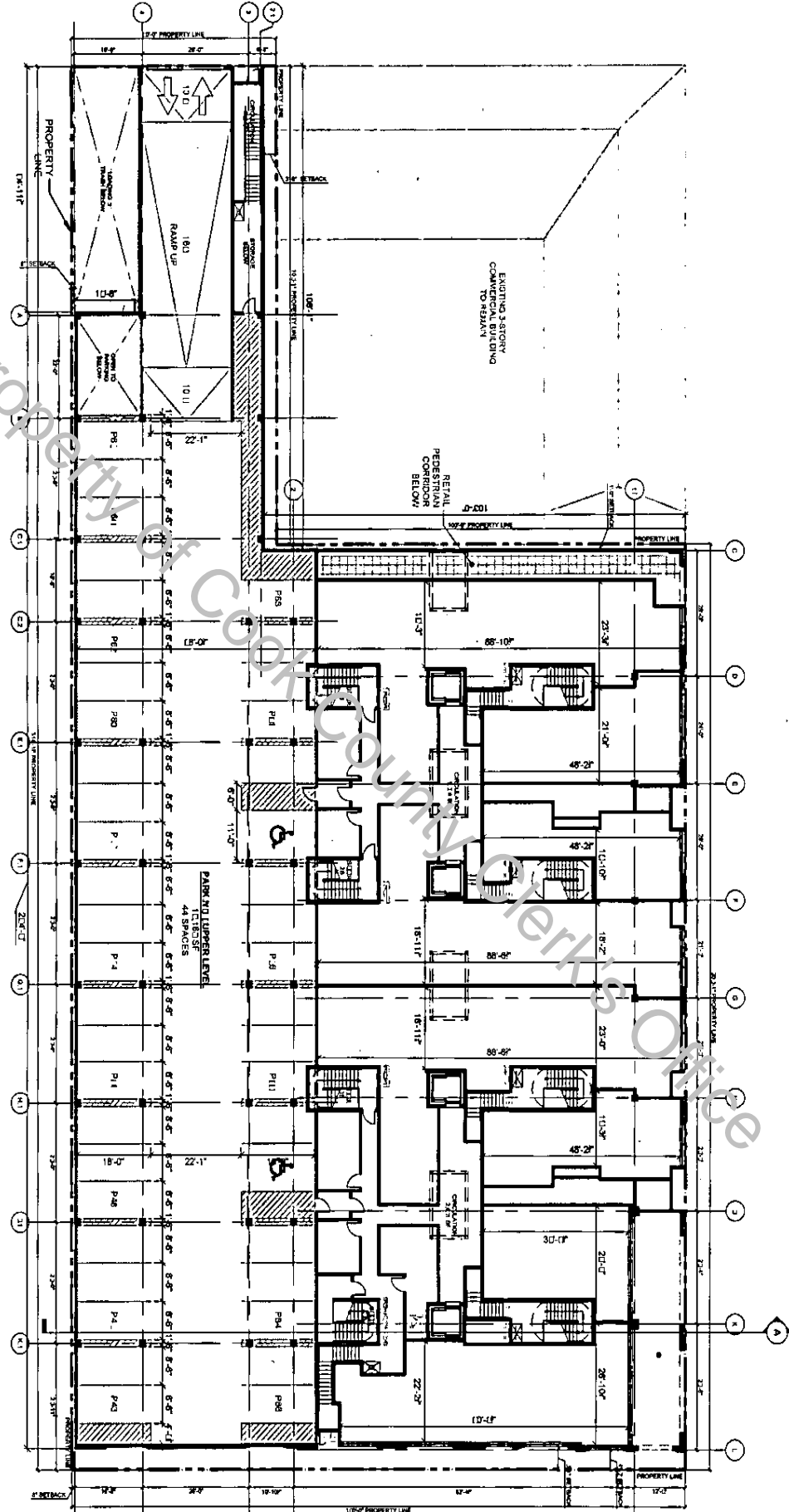
KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

UPPER LEVEL
PARKING PLAN



LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

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KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

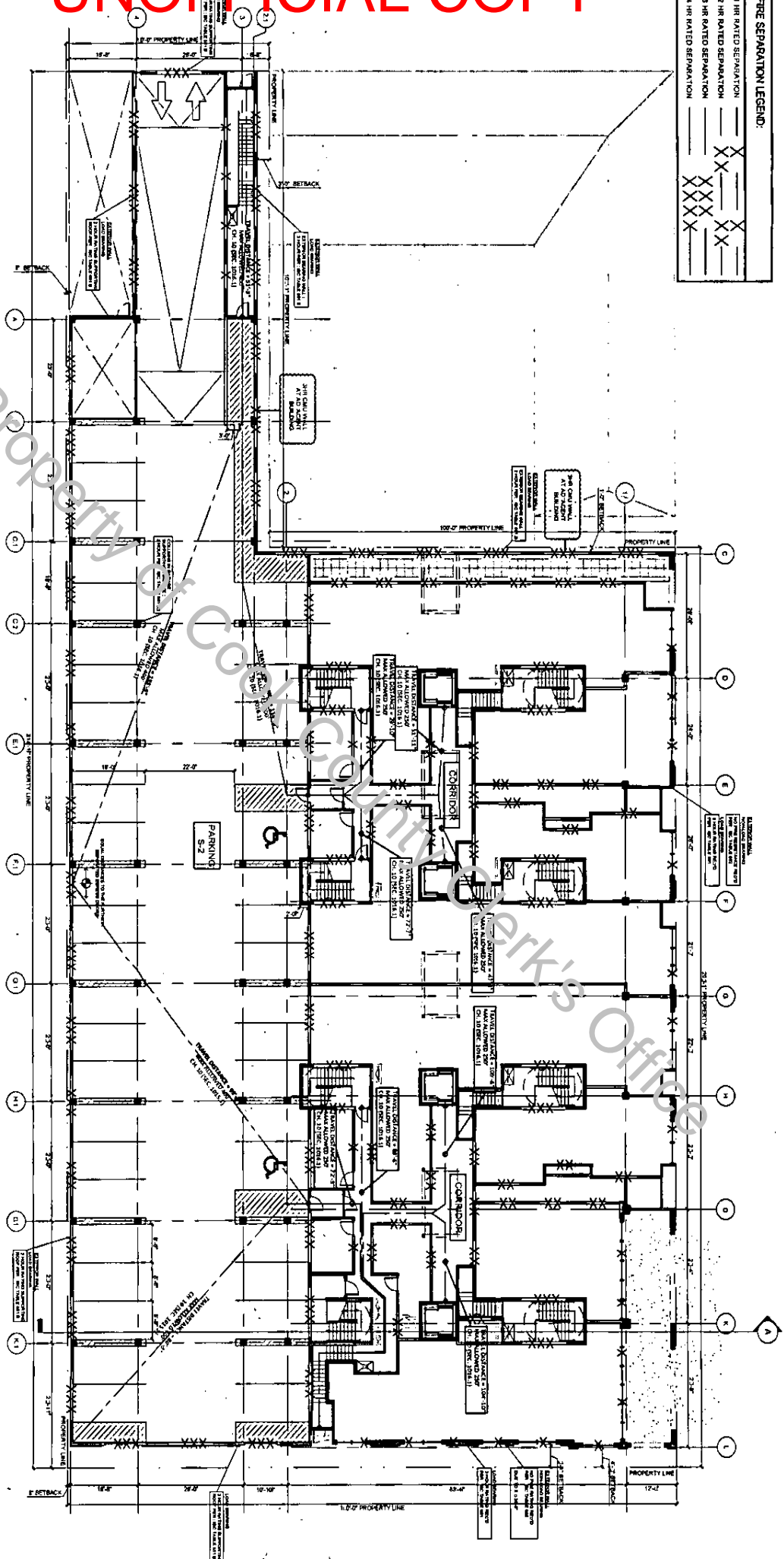
UPPER LEVEL PARKING:
FIRE RATING & EGRESS DISTANCE



LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

RF

FIRE SEPARATION LEGEND:	
1 HR RATED SEPARATION	---
2 HR RATED SEPARATION	---
3 HR RATED SEPARATION	---
4 HR RATED SEPARATION	---



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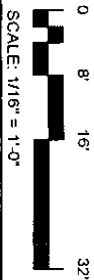
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102	1-BED	1,000	1,000	1,000
103	1-BED	1,000	1,000	1,000
104	1-BED	1,000	1,000	1,000
105	1-BED	1,000	1,000	1,000
106	1-BED	1,000	1,000	1,000
107	1-BED	1,000	1,000	1,000
108	1-BED	1,000	1,000	1,000
109	1-BED	1,000	1,000	1,000
110	1-BED	1,000	1,000	1,000
111	1-BED	1,000	1,000	1,000
112	1-BED	1,000	1,000	1,000
113	1-BED	1,000	1,000	1,000
114	1-BED	1,000	1,000	1,000
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117	1-BED	1,000	1,000	1,000
118	1-BED	1,000	1,000	1,000
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120	1-BED	1,000	1,000	1,000
121	1-BED	1,000	1,000	1,000
122	1-BED	1,000	1,000	1,000
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124	1-BED	1,000	1,000	1,000
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128	1-BED	1,000	1,000	1,000
129	1-BED	1,000	1,000	1,000
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149	1-BED	1,000	1,000	1,000
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198	1-BED	1,000	1,000	1,000
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200	1-BED	1,000	1,000	1,000



SEDGWICK
DEVELOPMENT

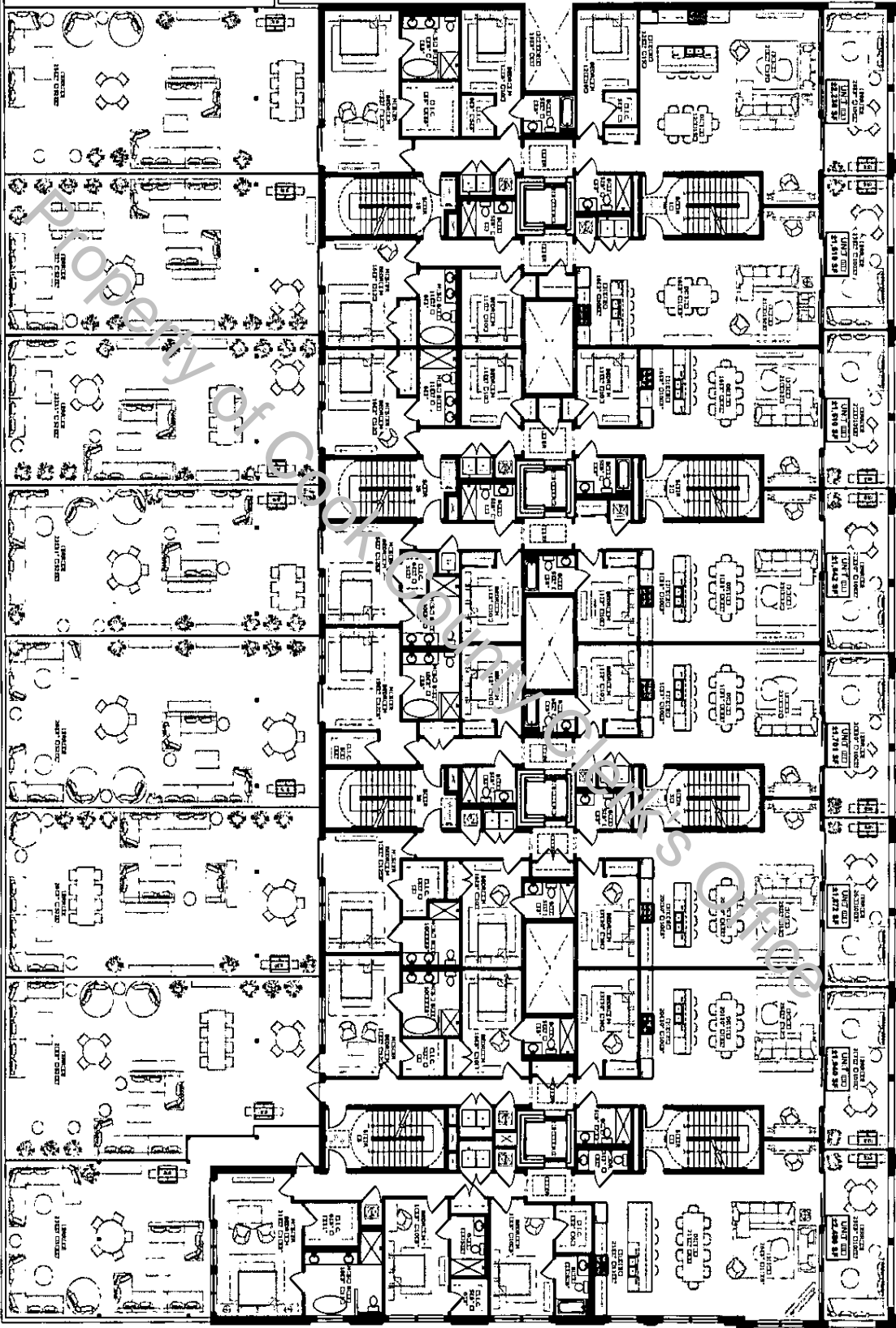
KEYSTONE VENTURES
PLANNING DEVELOPMENT

2ND FLOOR PLAN



LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

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DEVELOPMENT

KEYSTONE VENTURES
MULTIFAMILY DEVELOPMENT

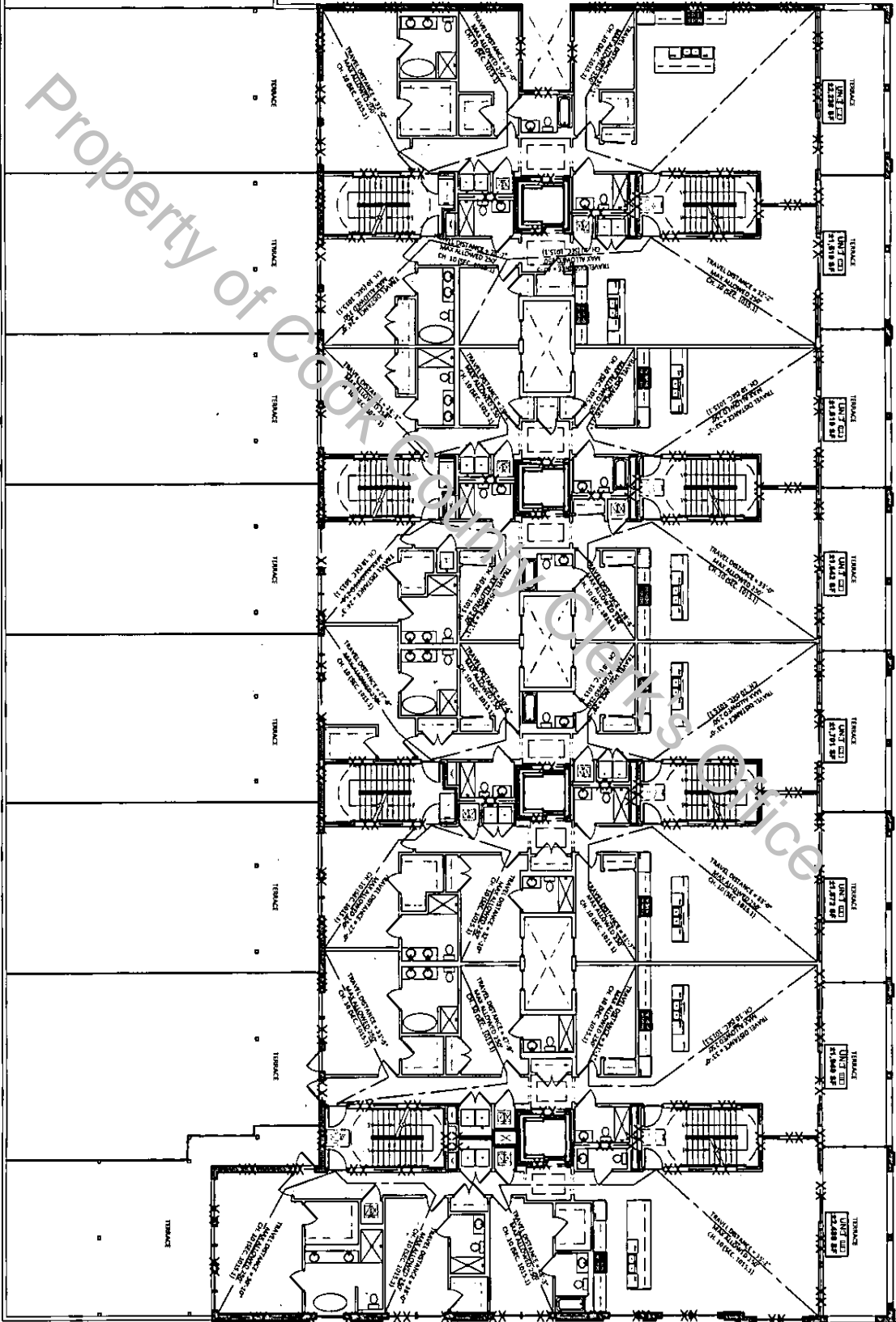
2ND-5TH FLOOR PLAN:
TYPICAL FIRE RATING &
EGRESS DISTANCE



LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

RF

FIRE SEPARATION LEGEND:	
1 HR RATED SEPARATION	---
2 HR RATED SEPARATION	---
3 HR RATED SEPARATION	---
4 HR RATED SEPARATION	---



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UNIT SCHEDULE

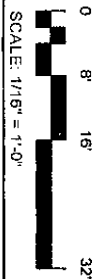
UNIT	TYPE	AREA OF UNIT	AREA OF COMMONS	AREA OF TOTAL
101	1-BED	1,200 SF	200 SF	1,400 SF
102	1-BED	1,200 SF	200 SF	1,400 SF
103	1-BED	1,200 SF	200 SF	1,400 SF
104	1-BED	1,200 SF	200 SF	1,400 SF
105	1-BED	1,200 SF	200 SF	1,400 SF
106	1-BED	1,200 SF	200 SF	1,400 SF
107	1-BED	1,200 SF	200 SF	1,400 SF
108	1-BED	1,200 SF	200 SF	1,400 SF
109	1-BED	1,200 SF	200 SF	1,400 SF
110	1-BED	1,200 SF	200 SF	1,400 SF
111	1-BED	1,200 SF	200 SF	1,400 SF
112	1-BED	1,200 SF	200 SF	1,400 SF
113	1-BED	1,200 SF	200 SF	1,400 SF
114	1-BED	1,200 SF	200 SF	1,400 SF
115	1-BED	1,200 SF	200 SF	1,400 SF
116	1-BED	1,200 SF	200 SF	1,400 SF
117	1-BED	1,200 SF	200 SF	1,400 SF
118	1-BED	1,200 SF	200 SF	1,400 SF
119	1-BED	1,200 SF	200 SF	1,400 SF
120	1-BED	1,200 SF	200 SF	1,400 SF
121	1-BED	1,200 SF	200 SF	1,400 SF
122	1-BED	1,200 SF	200 SF	1,400 SF
123	1-BED	1,200 SF	200 SF	1,400 SF
124	1-BED	1,200 SF	200 SF	1,400 SF
125	1-BED	1,200 SF	200 SF	1,400 SF
126	1-BED	1,200 SF	200 SF	1,400 SF
127	1-BED	1,200 SF	200 SF	1,400 SF
128	1-BED	1,200 SF	200 SF	1,400 SF
129	1-BED	1,200 SF	200 SF	1,400 SF
130	1-BED	1,200 SF	200 SF	1,400 SF
131	1-BED	1,200 SF	200 SF	1,400 SF
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141	1-BED	1,200 SF	200 SF	1,400 SF
142	1-BED	1,200 SF	200 SF	1,400 SF
143	1-BED	1,200 SF	200 SF	1,400 SF
144	1-BED	1,200 SF	200 SF	1,400 SF
145	1-BED	1,200 SF	200 SF	1,400 SF
146	1-BED	1,200 SF	200 SF	1,400 SF
147	1-BED	1,200 SF	200 SF	1,400 SF
148	1-BED	1,200 SF	200 SF	1,400 SF
149	1-BED	1,200 SF	200 SF	1,400 SF
150	1-BED	1,200 SF	200 SF	1,400 SF
151	1-BED	1,200 SF	200 SF	1,400 SF
152	1-BED	1,200 SF	200 SF	1,400 SF
153	1-BED	1,200 SF	200 SF	1,400 SF
154	1-BED	1,200 SF	200 SF	1,400 SF
155	1-BED	1,200 SF	200 SF	1,400 SF
156	1-BED	1,200 SF	200 SF	1,400 SF
157	1-BED	1,200 SF	200 SF	1,400 SF
158	1-BED	1,200 SF	200 SF	1,400 SF
159	1-BED	1,200 SF	200 SF	1,400 SF
160	1-BED	1,200 SF	200 SF	1,400 SF
161	1-BED	1,200 SF	200 SF	1,400 SF
162	1-BED	1,200 SF	200 SF	1,400 SF
163	1-BED	1,200 SF	200 SF	1,400 SF
164	1-BED	1,200 SF	200 SF	1,400 SF
165	1-BED	1,200 SF	200 SF	1,400 SF
166	1-BED	1,200 SF	200 SF	1,400 SF
167	1-BED	1,200 SF	200 SF	1,400 SF
168	1-BED	1,200 SF	200 SF	1,400 SF
169	1-BED	1,200 SF	200 SF	1,400 SF
170	1-BED	1,200 SF	200 SF	1,400 SF
171	1-BED	1,200 SF	200 SF	1,400 SF
172	1-BED	1,200 SF	200 SF	1,400 SF
173	1-BED	1,200 SF	200 SF	1,400 SF
174	1-BED	1,200 SF	200 SF	1,400 SF
175	1-BED	1,200 SF	200 SF	1,400 SF
176	1-BED	1,200 SF	200 SF	1,400 SF
177	1-BED	1,200 SF	200 SF	1,400 SF
178	1-BED	1,200 SF	200 SF	1,400 SF
179	1-BED	1,200 SF	200 SF	1,400 SF
180	1-BED	1,200 SF	200 SF	1,400 SF
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182	1-BED	1,200 SF	200 SF	1,400 SF
183	1-BED	1,200 SF	200 SF	1,400 SF
184	1-BED	1,200 SF	200 SF	1,400 SF
185	1-BED	1,200 SF	200 SF	1,400 SF
186	1-BED	1,200 SF	200 SF	1,400 SF
187	1-BED	1,200 SF	200 SF	1,400 SF
188	1-BED	1,200 SF	200 SF	1,400 SF
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191	1-BED	1,200 SF	200 SF	1,400 SF
192	1-BED	1,200 SF	200 SF	1,400 SF
193	1-BED	1,200 SF	200 SF	1,400 SF
194	1-BED	1,200 SF	200 SF	1,400 SF
195	1-BED	1,200 SF	200 SF	1,400 SF
196	1-BED	1,200 SF	200 SF	1,400 SF
197	1-BED	1,200 SF	200 SF	1,400 SF
198	1-BED	1,200 SF	200 SF	1,400 SF
199	1-BED	1,200 SF	200 SF	1,400 SF
200	1-BED	1,200 SF	200 SF	1,400 SF



SEDGWICK
DEVELOPMENT

KEYSTONE VENTURES
REAL ESTATE INVESTMENT

3RD FLOOR PLAN



SCALE: 1/16" = 1'-0"



LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

RF

Property of Sedgwick Development

UNOFFICIAL COPY

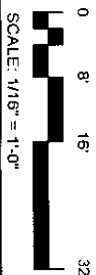
200 UNIT	TIME OF UNIT	AREA OF UNIT	AREA OF FLOOR
81	2:55:00 PM	2,294 SF	251 SF
82	2:57:00 PM	1,708 SF	51 SF
83	2:58:00 PM	1,395 SF	34 SF
84	2:59:00 PM	1,643 SF	33 SF
85	3:00:00 PM	1,201 SF	31 SF
86	3:01:00 PM	1,618 SF	32 SF
87	3:02:00 PM	1,618 SF	32 SF
88	3:03:00 PM	1,201 SF	31 SF
89	3:04:00 PM	1,395 SF	34 SF
90	3:05:00 PM	2,294 SF	251 SF
TOTAL		14,638 SF	4,003 SF



**SEDGWICK
DEVELOPMENT**

KEYSTONE VENTURES
PLATINUM DEVELOPMENT

4TH FLOOR PLAN



LAKE STREET & LATHROP AVENUE

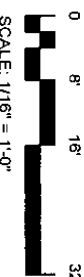
RIVER FOREST ILLINOIS

RF

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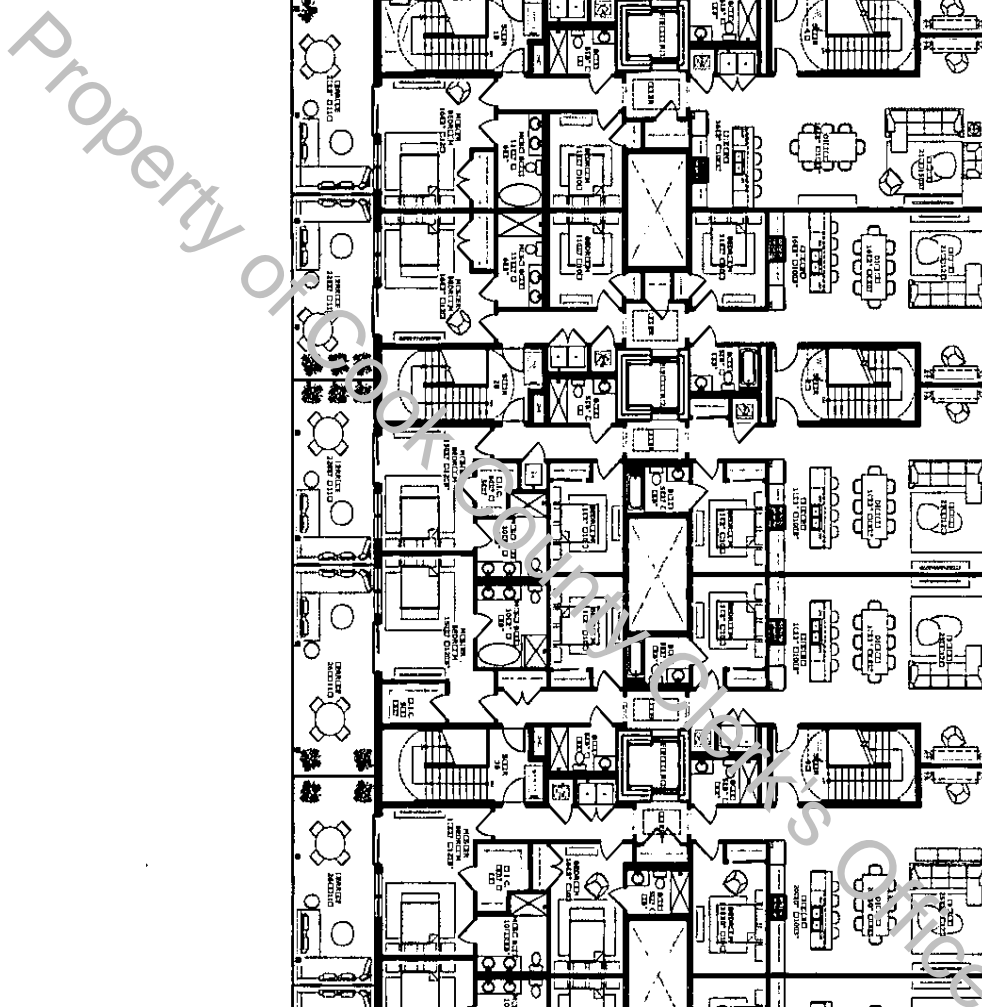
KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

5TH FLOOR PLAN



LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

RF



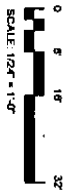
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DEVELOPMENT

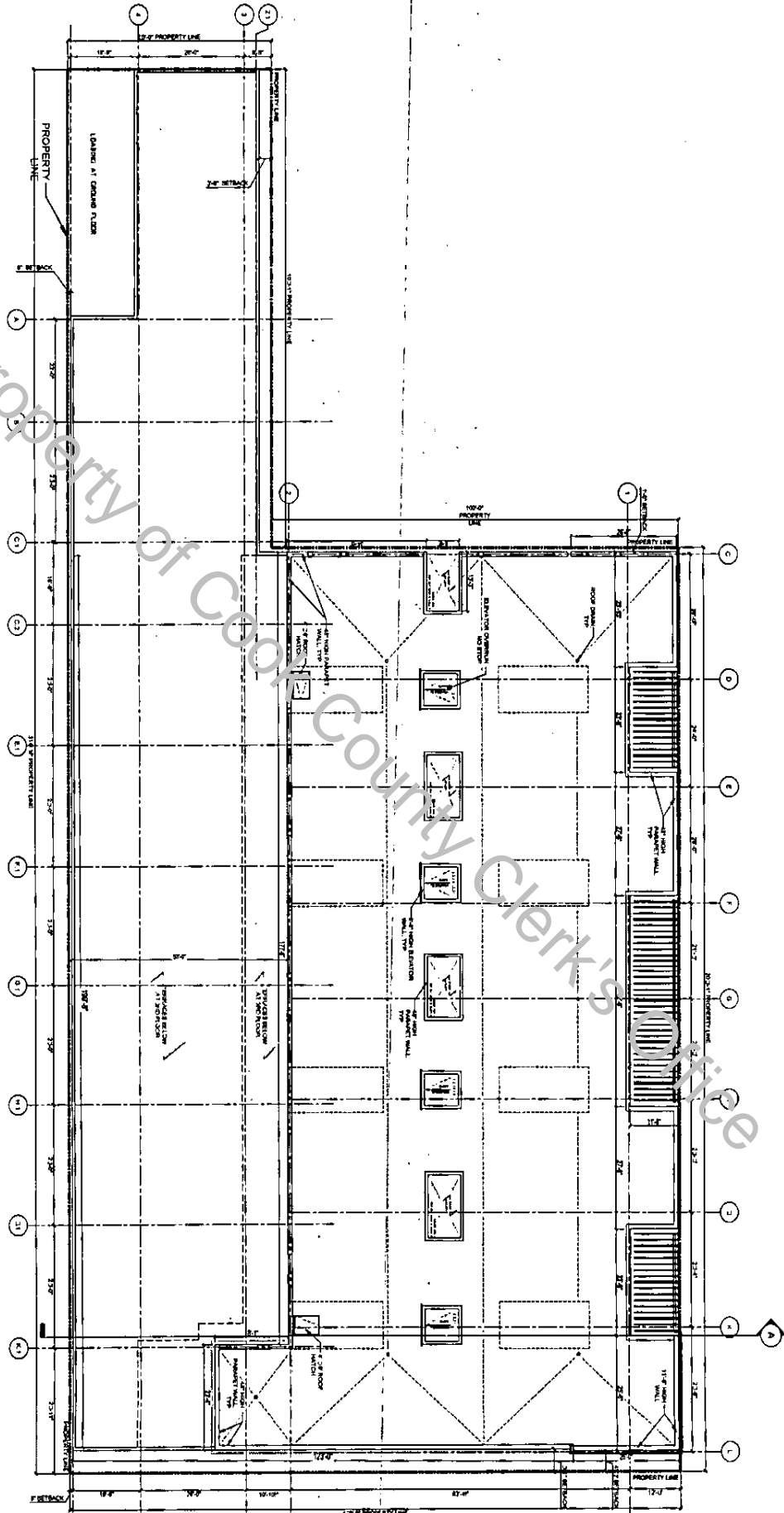
KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

ROOF PLAN



LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

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DEVELOPMENT

KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

SECTION A: STAIR-4



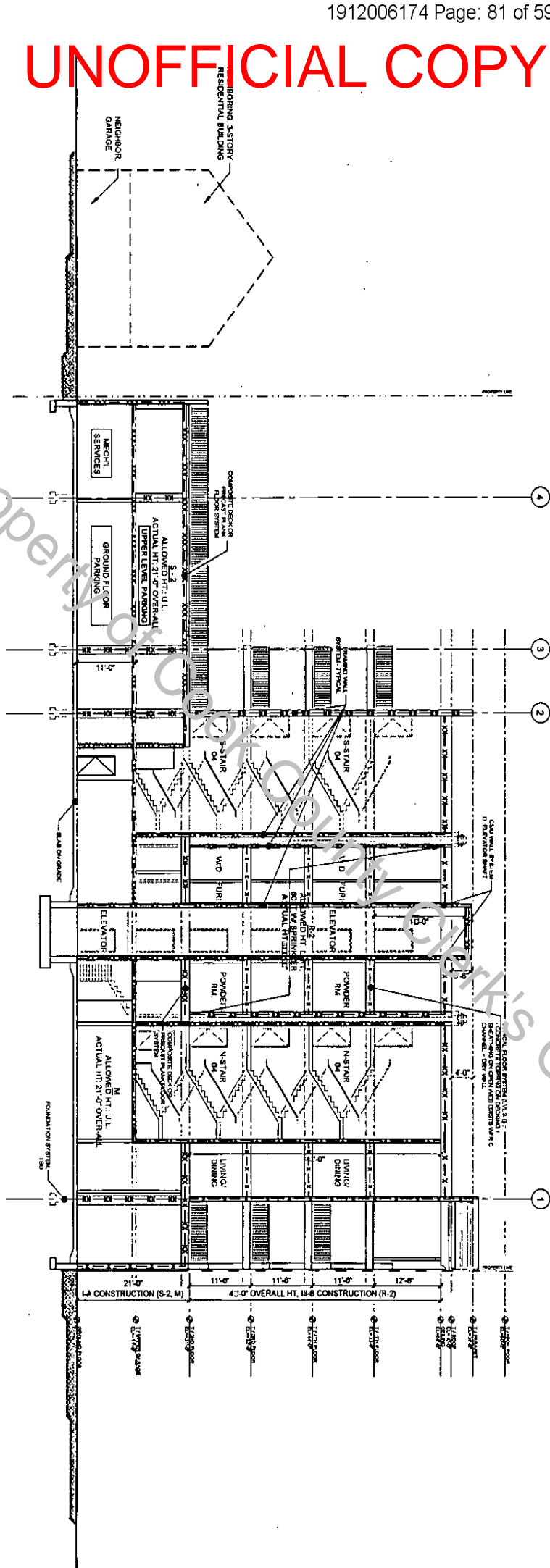
SCALE: 1/16" = 1'-0"

LAKE STREET & LATHROP AVENUE

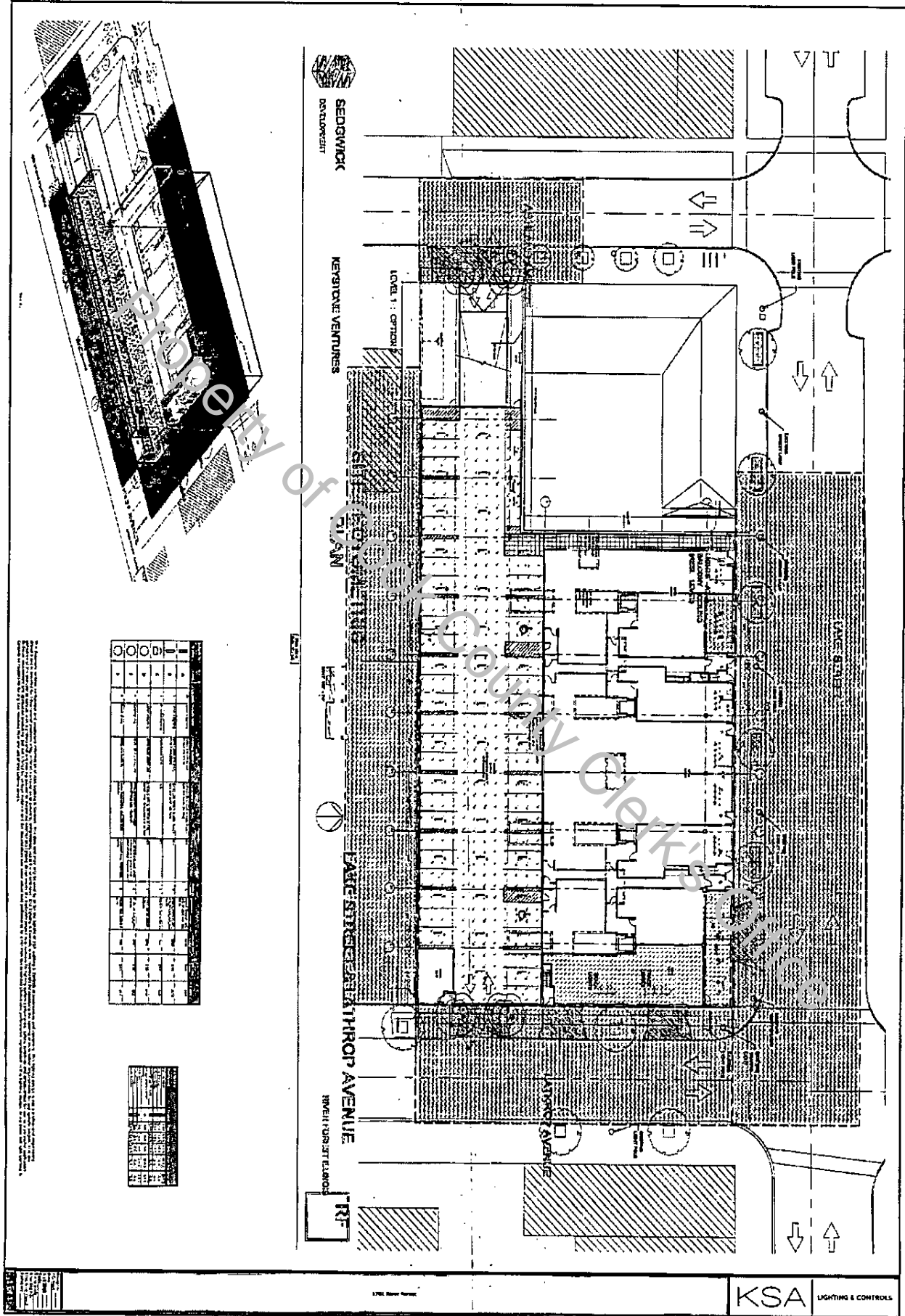
P AVENUE
RIVER FOREST ILLINOIS

FIND SEPARATION LEADS:

1) NO PARTIAL SEPARATION	- X - - X - - X - -
2) NO PARTIAL SEPARATION	- XX - - XX - - XX - -
3) NO PARTIAL SEPARATION	- XXX - - XXX - - XXX - -
4) NO PARTIAL SEPARATIONS	- XXXX - - XXXX - - XXXX - -



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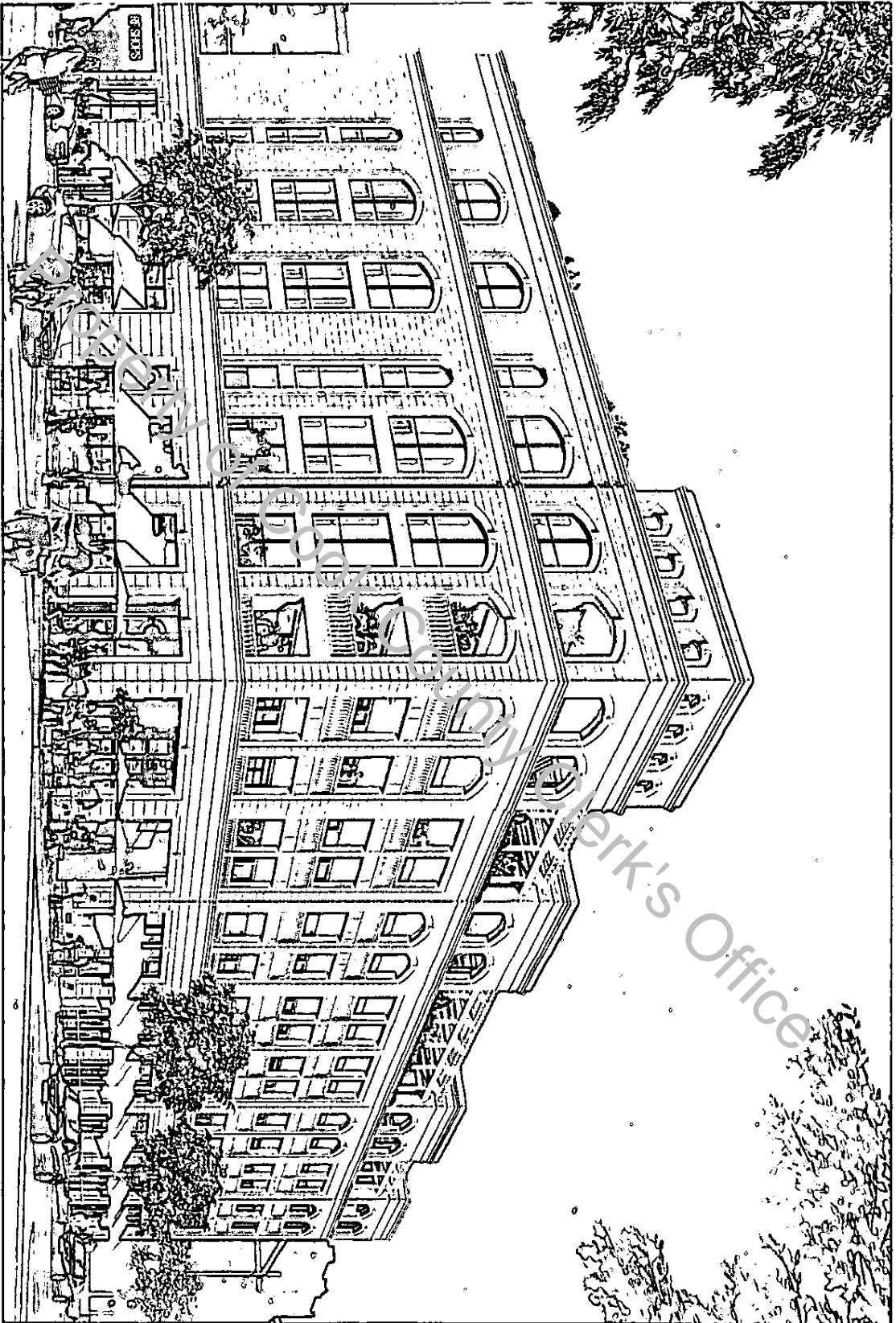
SEDGWICK
DEVELOPMENT

KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

VIEW FROM LAKE ST. &
LATHROP AVE CORNER

LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

RF



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COOK COUNTY
RECORDER OF DEEDS



SEDGWICK
DEVELOPMENT

KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

EXTERIOR MATERIALS &
FINISHES

LAKE STREET & LATHROP AVENUE

RIVER FOREST ILLINOIS

RF

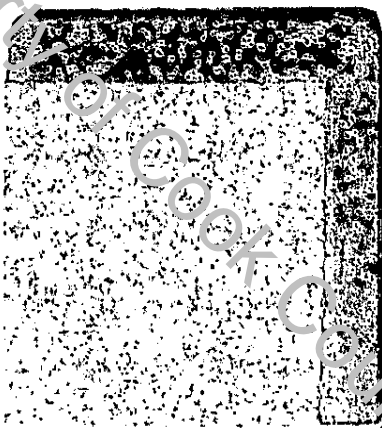
[A] CAST STONE VENEER
[A-3] MASONRY TO MATCH [A]



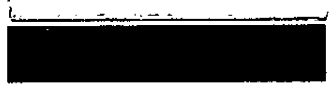
[A-1] FEATURE CAST STONE VENEER



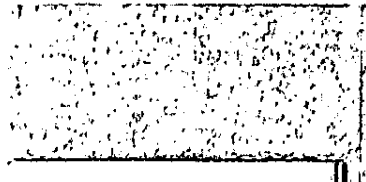
[A-2] REVELED CAST STONE VENEER
[A-4] CAST STONE BALUSTRADES



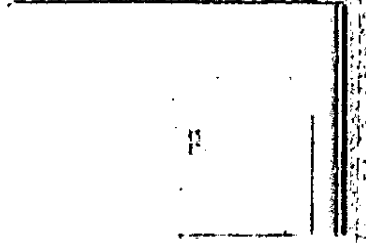
[B] GLAZING SYSTEM
• CLEAR GLASS
• BLACK FRAME



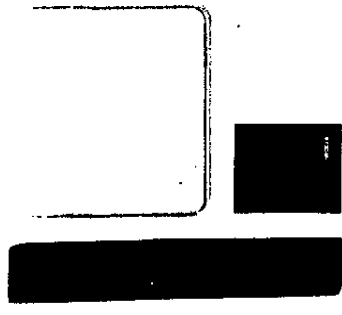
[C] SIDING OPTIONS
• STUCCO
• FIBER CEMENT PANEL



[D] EXTERIOR PAINT
• LINTELS
• RAILINGS



[E] PRE-FINISHED METAL
• PARAPET COPING
• STOREFRONT
[F] PAINTED WOOD TRELLIS SYSTEM



[G] FEATURE MATERIAL
• BALCONY CEILINGS
• ENTRY ACCENTS
• AWNINGS

[F] FEATURE COLOR

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SEDGWICK
DEVELOPMENT

KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

NORTH ELEVATION



LAKE STREET & LATHROP AVENUE

RIVER FOREST ILLINOIS

RF

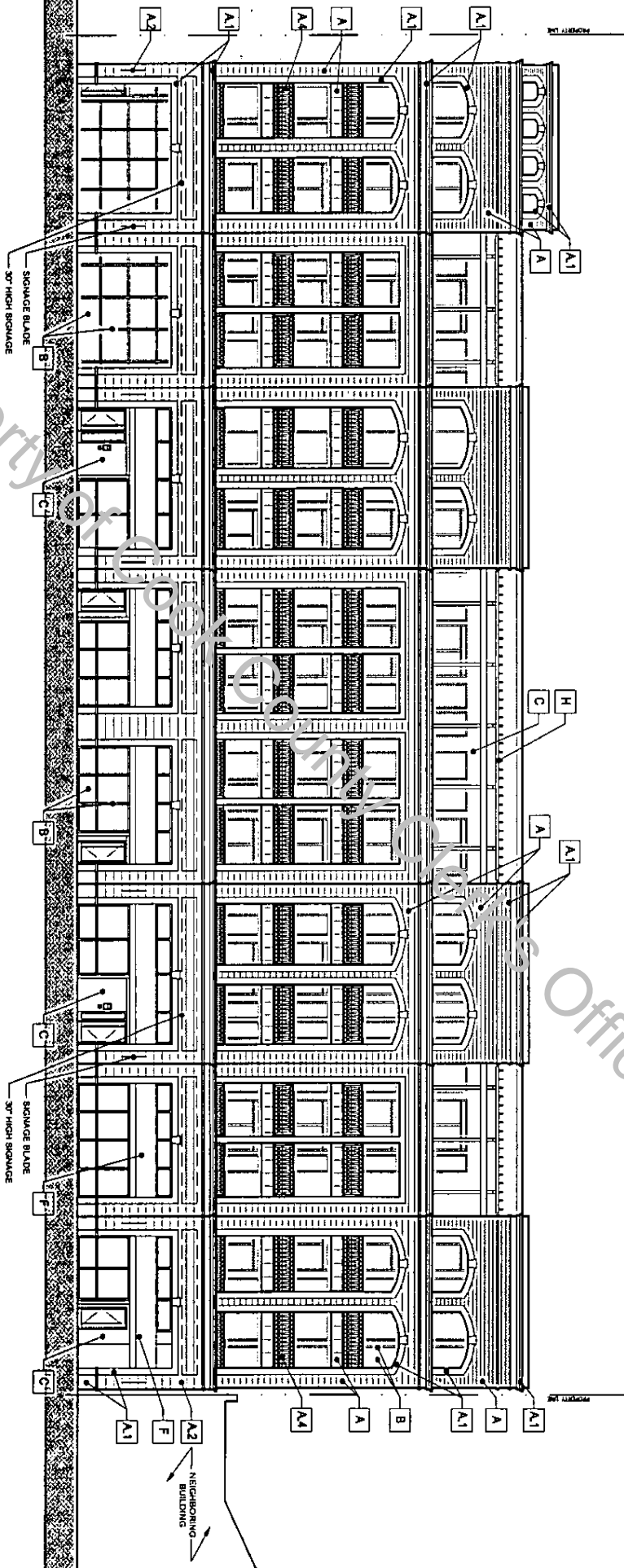
- RF LAKE ST EXTERIOR MATERIALS + FINISHES**
- | | |
|-----------|----------------------------------|
| A | CAST STONE VENEER |
| A1 | FEATURE CAST STONE VENEER |
| A2 | BEVELLED CAST STONE VENEER |
| A3 | MATCH TO MATCH CAST STONE VENEER |

- | | |
|-----------|--|
| A4 | CAST STONE BALUSTRADE |
| B | GLAZING SYSTEM
• CLEAR GLASS
• BLACK FRAME |

- | | |
|----------|--|
| C | SIDING OPTIONS
• STUCCO
• FIBER CEMENT PANEL |
| D | EXTERIOR PAINT
• UNITS
• RAILINGS |

- | | |
|----------|--|
| E | PRE-FINISHED METAL
• PARAPET COPING
• STOREFRONT |
| F | FEATURE COLOR (SEE RENDERING) |

- | | |
|----------|--|
| G | FEATURE MATERIAL (OPTIONS)
• BALCONY CEILING
• ENTRY ACCENTS |
| H | WOOD TRELLIS SYSTEM |



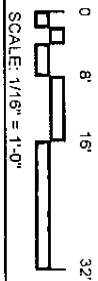
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SEDGWICK
DEVELOPMENT

KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

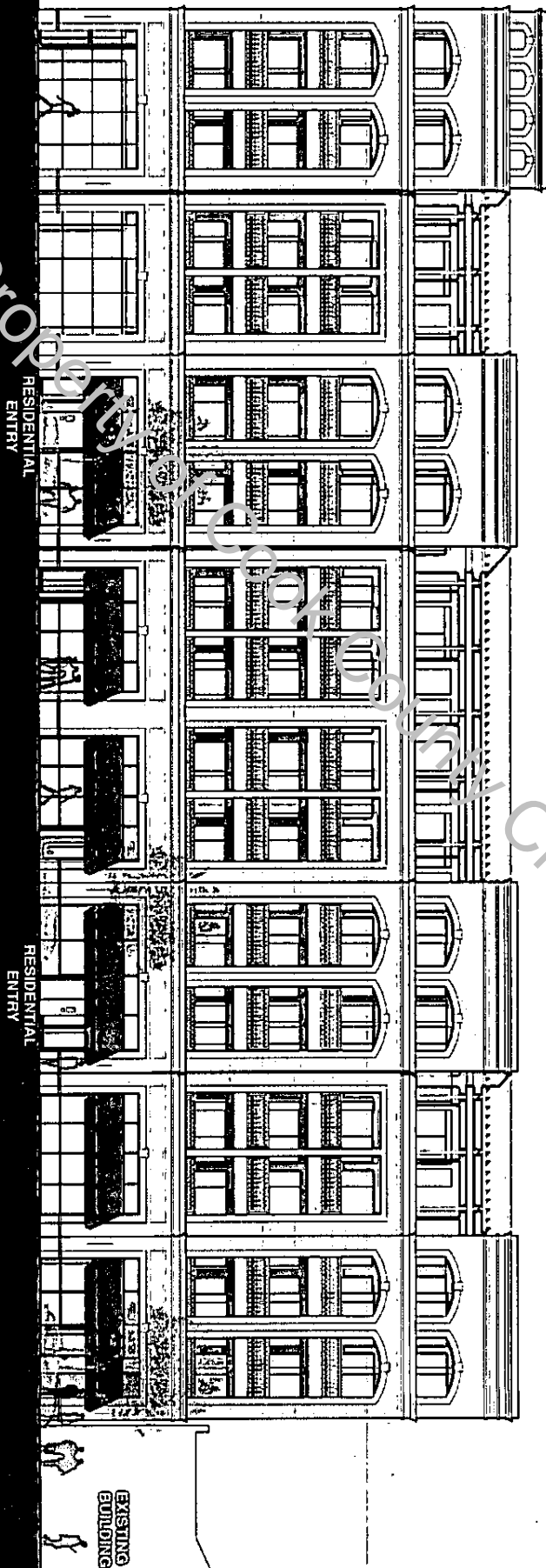
NORTH ELEVATION



LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

RF

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SEDGWICK
DEVELOPMENT

KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

EAST ELEVATION

LAKE STREET & LATHROP AVENUE

RIVER FOREST ILLINOIS

RF LAKE ST EXTERIOR MATERIALS + FINISHES

- A** CAST STONE VENEER
- A1** FEATURE CAST STONE VENEER

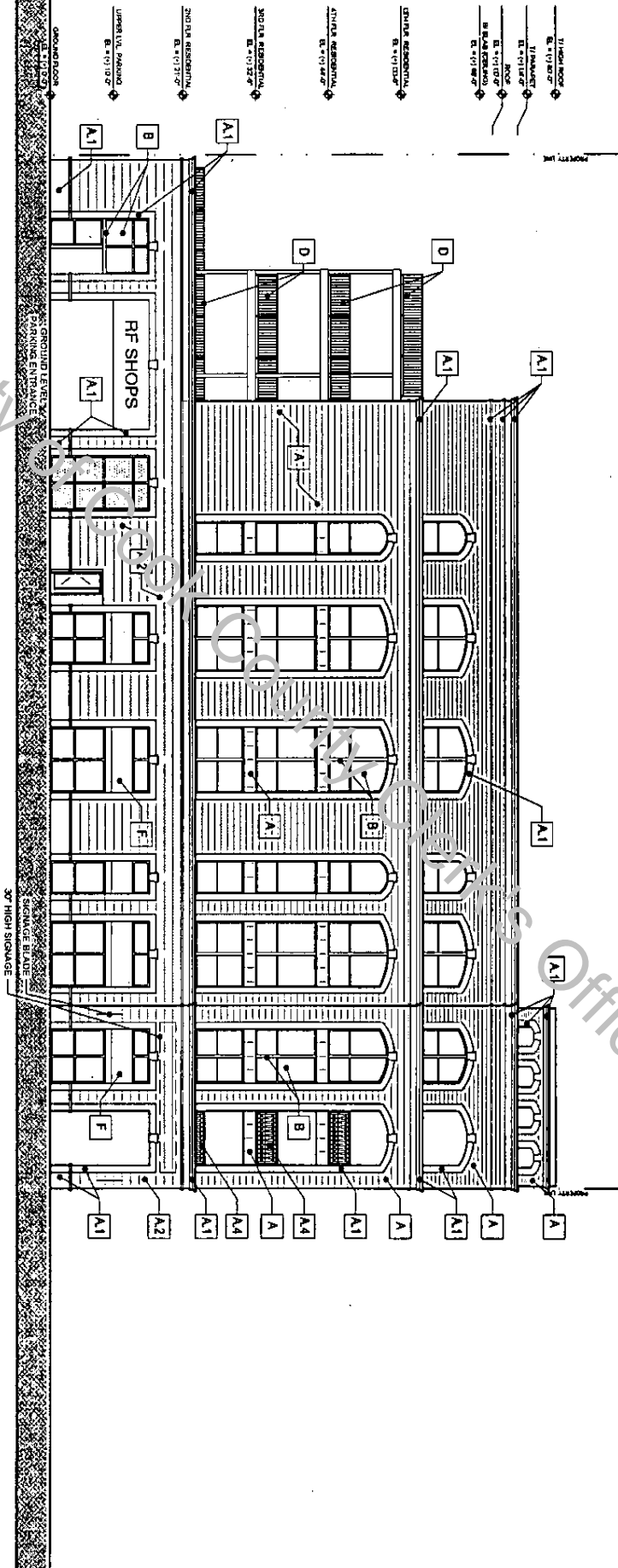
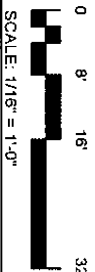
- A2** BEVELED CAST STONE VENEER
- A3** MASONRY TO MATCH CAST STONE VENEER

- A4** CAST STONE BALUSTRADE
- B** GLAZING SYSTEM : CLEAR GLASS : BLACK FRAME

- C** SIDING OPTIONS : STUCCO : FIBER CEMENT PANEL
- D** EXTERIOR PAINT : UNITS : RAILINGS

- E** PRE-FINISHED METAL : ROOFING : SLOTTED : STAINLESS
- F** FEATURE COLOR (SEE RENDERING)

- G** FEATURE MATERIAL (OPTIONS) : BRICK : CEMENT : STAINLESS
- H** WOOD TRILLIS SYSTEM



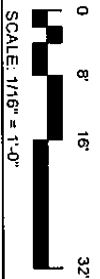
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DEVELOPMENT

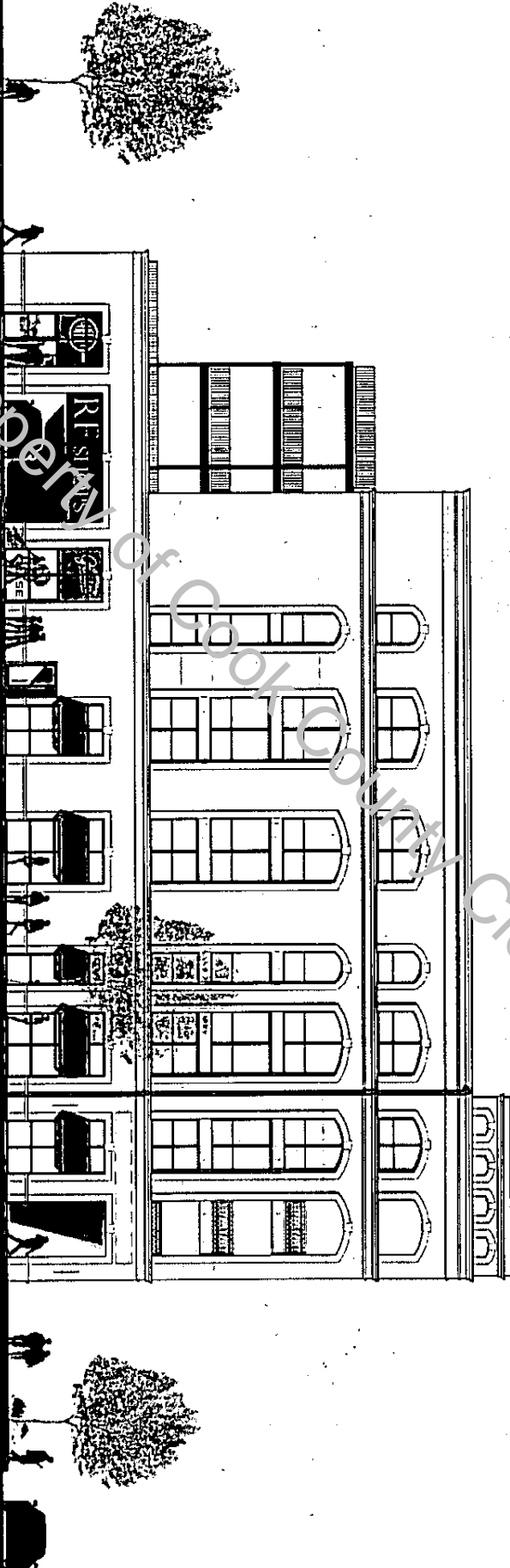
KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

EAST ELEVATION



LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

RF



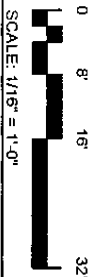
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SEDGWICK
DEVELOPMENT

KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

SOUTH ELEVATION



LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

RF

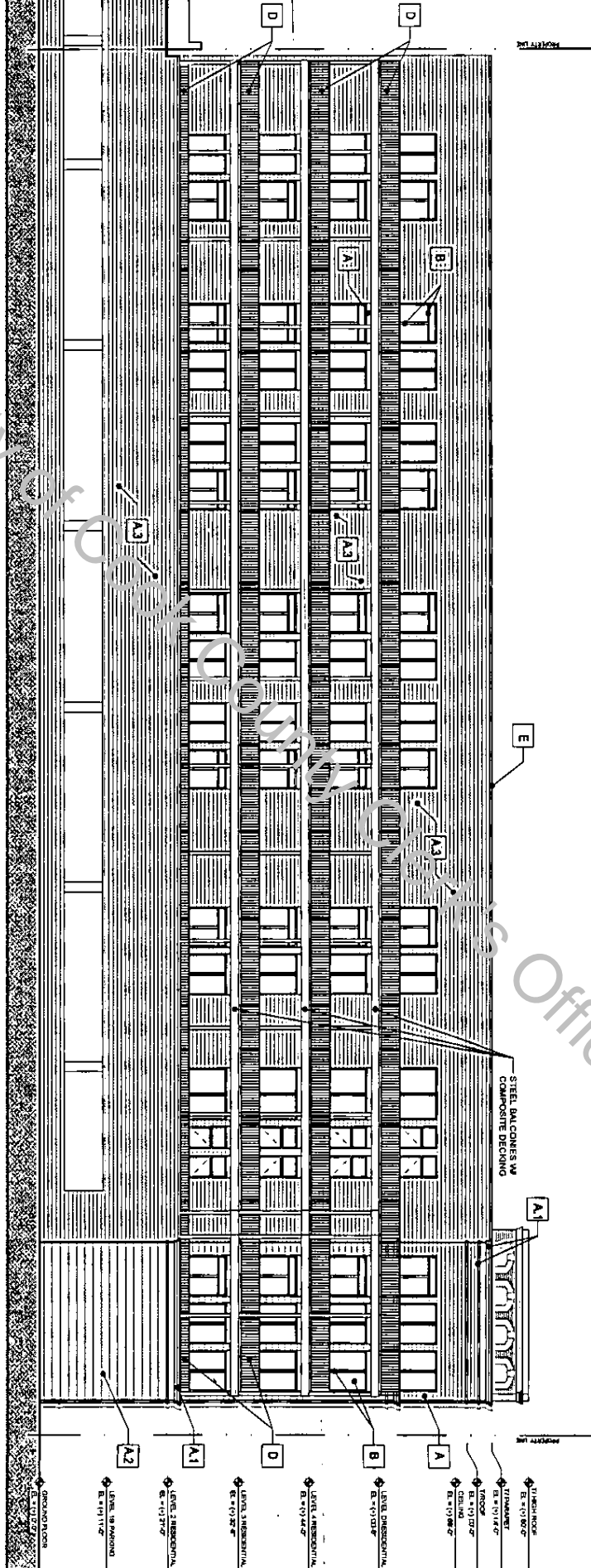
- RF LAKE ST EXTERIOR MATERIALS + FINISHES**
- A** CAST STONE VENEER
 - A1** FEATURE CAST STONE VENEER
 - A2** BEVELED CAST STONE VENEER
 - A3** MATCH CAST STONE VENEER

- A4** CAST STONE BALUSTRADE
- B** GLAZING SYSTEM : CLEAN GLASS : BLACK FRAME

- C** SIDING OPTIONS : STUCCO : FIBER CEMENT PANEL
- D** EXTERIOR PAINT : UNITS : RAILINGS

- E** PRE-FINISHED METAL : PARAPET CORNING : STONEFRONT
- F** FEATURE COLOR (SEE RENDERING)

- G** FEATURE MATERIAL (OPTIONS) : BALCONY CEILING : ENTRY ACCENTS
- H** WOOD TRELLIS SYSTEM



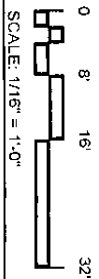
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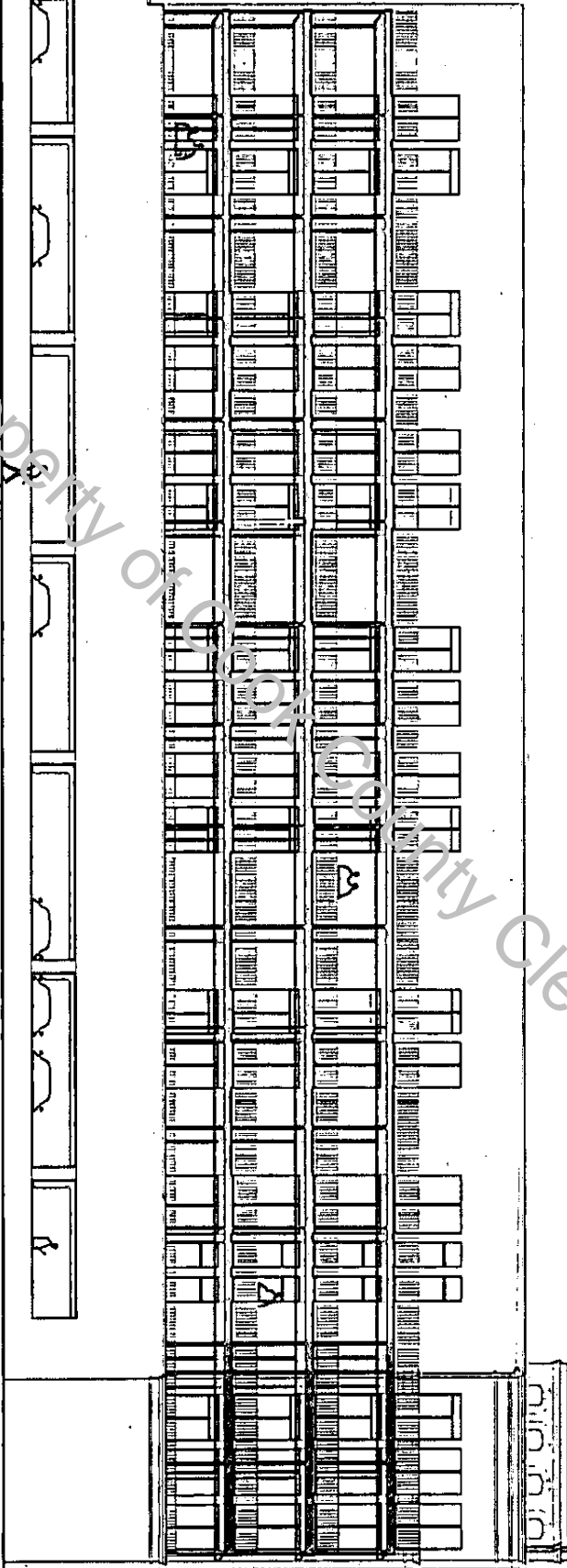
KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

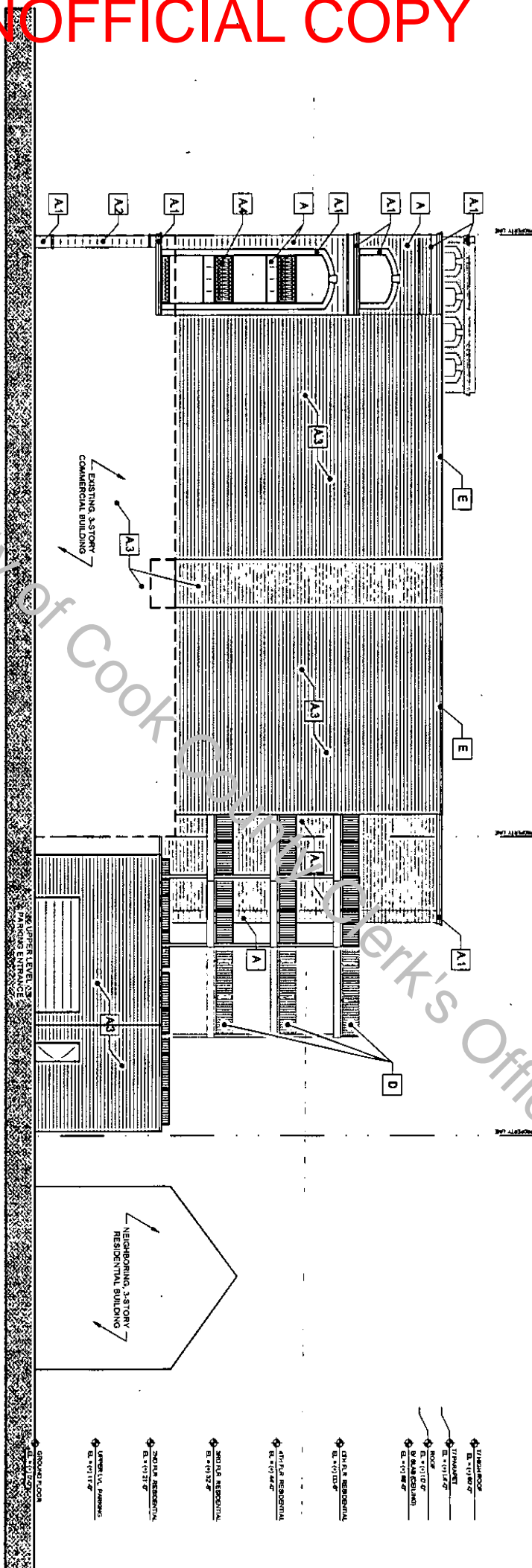
SOUTH ELEVATION



LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

RF





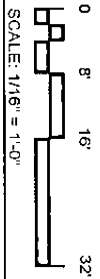
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SEDGWICK
DEVELOPMENT

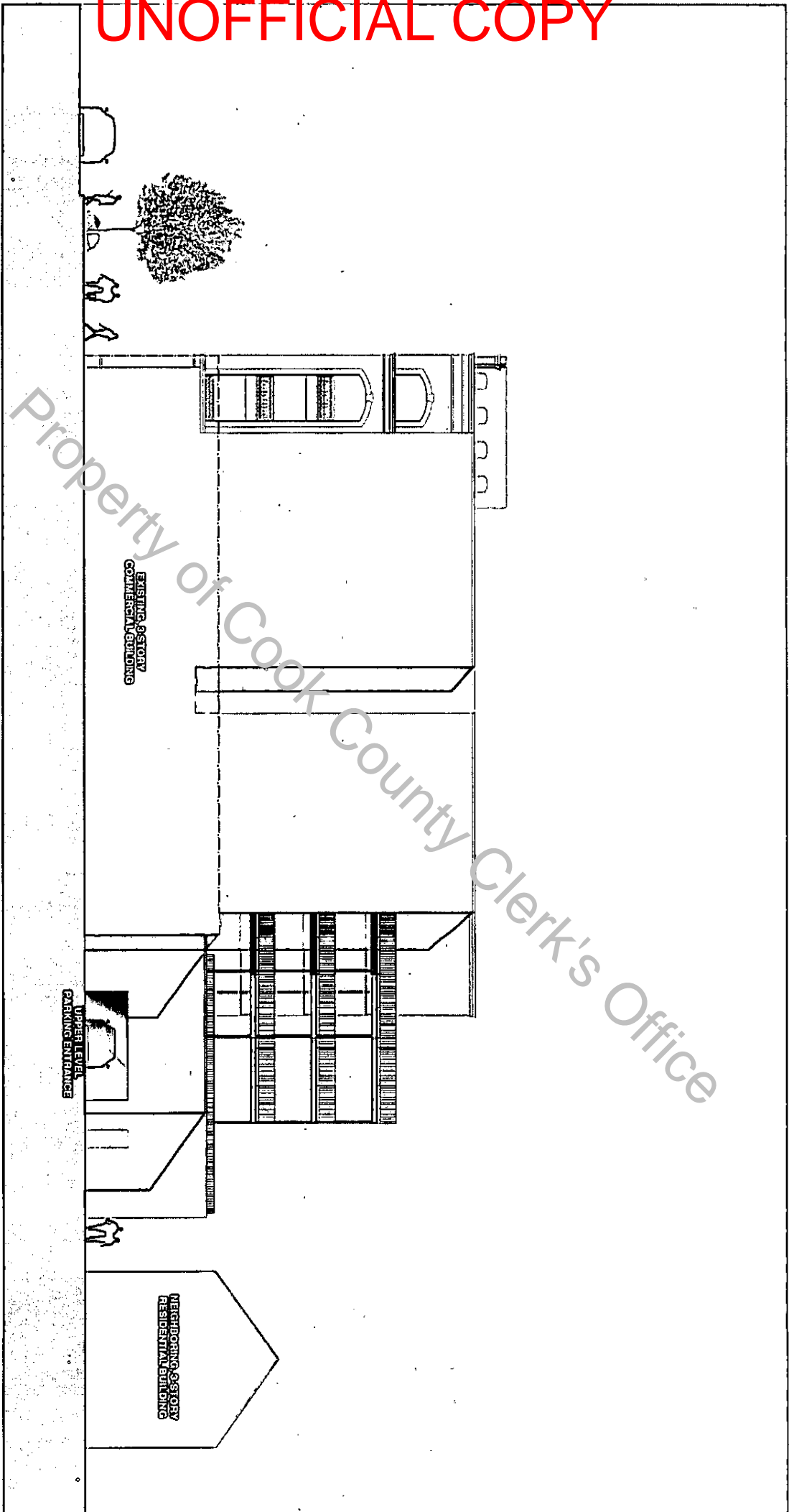
KEYSTONE VENTURES
MULTI-UNIT DEVELOPMENT

WEST ELEVATION



LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

RF



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SEDGWICK
DEVELOPMENT

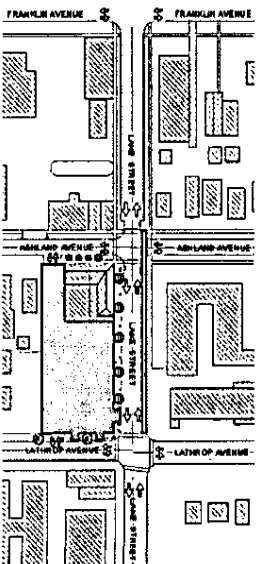
KEYSTONE VENTURES
REAL DEVELOPMENT

LAKE ST: NORTH ELEVATION



LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

N1



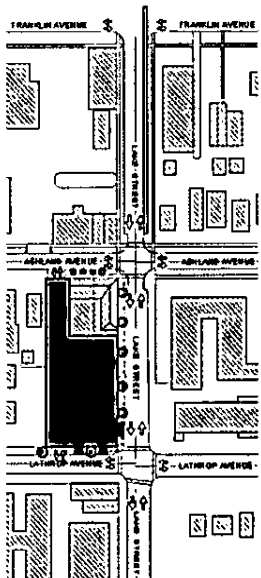
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SEDGWICK
DEVELOPMENT

KEYSTONE VENTURES
EPL DEVELOPMENT

LAKE ST: NORTH ELEVATION



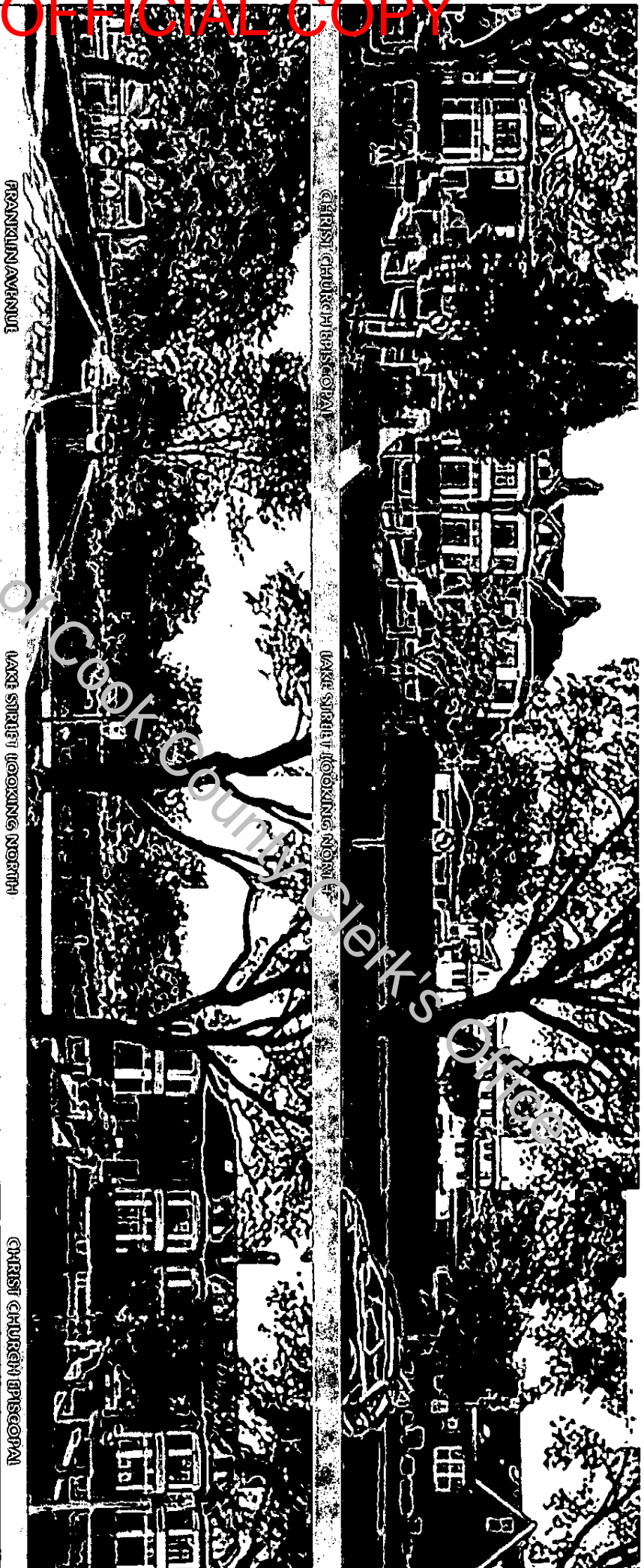
LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

N2

FRANKLIN AVENUE

LAKE STREET (LOOKING NORTH)

CHRIST CHURCH EPISCOPAL



UNOFFICIAL COPY



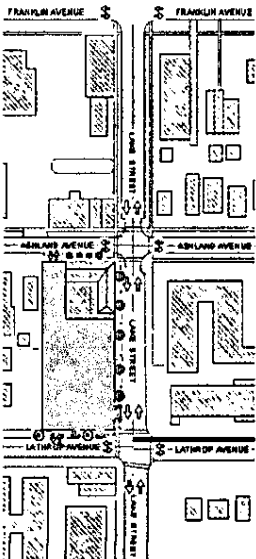
SEDGWICK
DEVELOPMENT

KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

LATHROP AVE: WEST ELEVATION

LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

W2



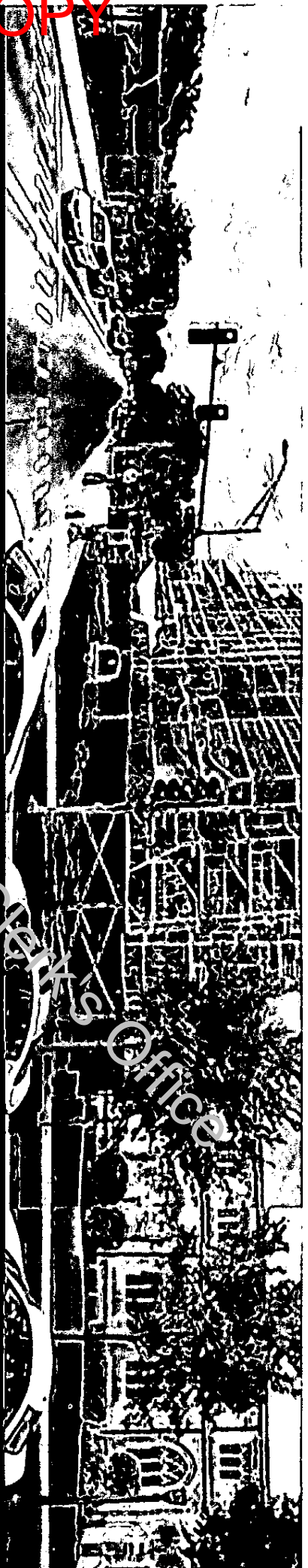
LATHROP STREET LOOKING WEST



LAKE STREET

LATHROP STREET LOOKING WEST

12-STORY BUILDING: ST. LUKE'S CHURCH



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SEDGWICK
DEVELOPMENT

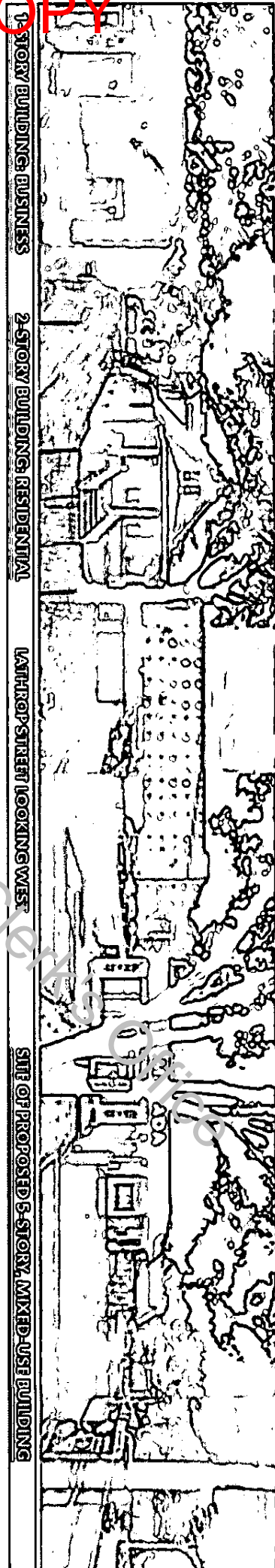
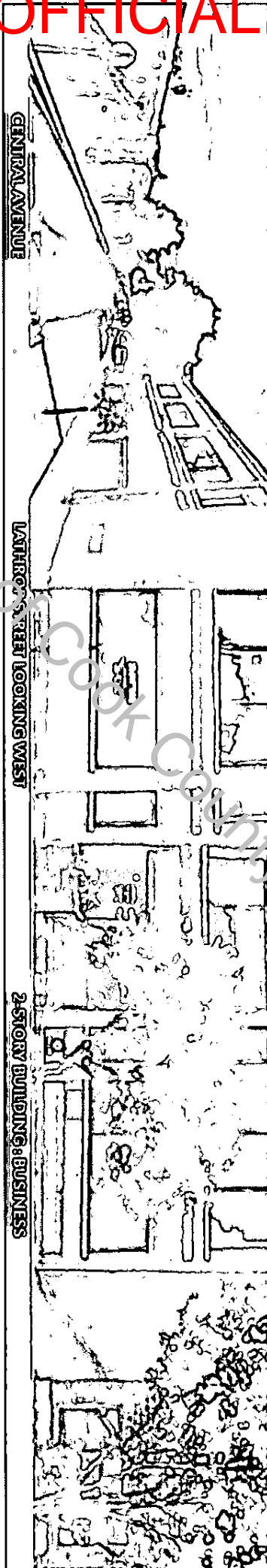
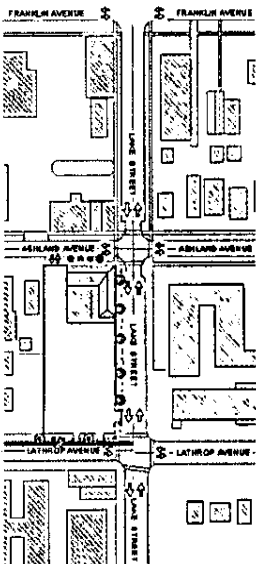
KEYSTONE VENTURES
EOL DEVELOPMENT

LATHROP AVE: WEST ELEVATION

LAKE STREET & LATHROP AVENUE

RIVER FOREST ILLINOIS

W1



UNOFFICIAL COPY



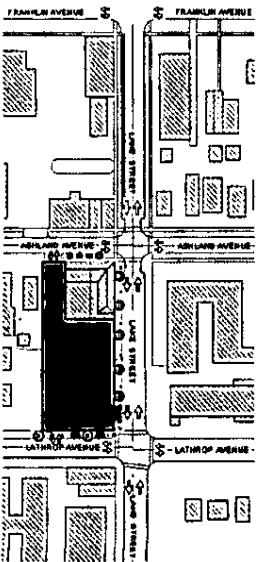
SEDGWICK
DEVELOPMENT

KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

LAKE ST: SOUTH ELEVATION

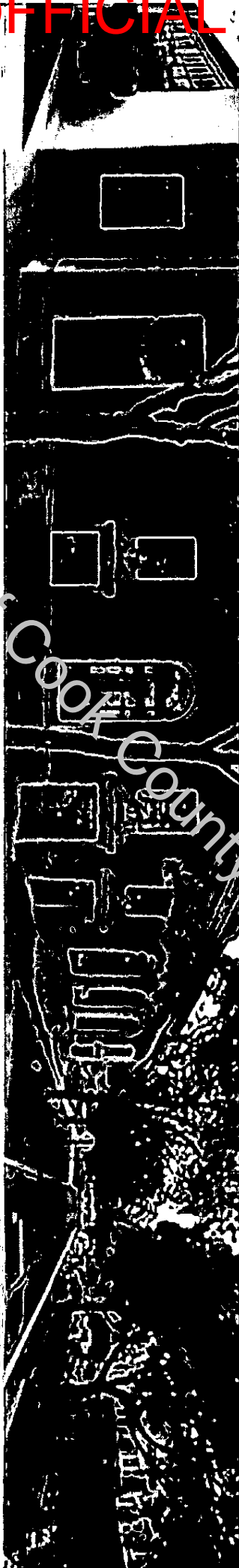
LAKE STREET & LATHROP AVENUE

RIVER FOREST ILLINOIS



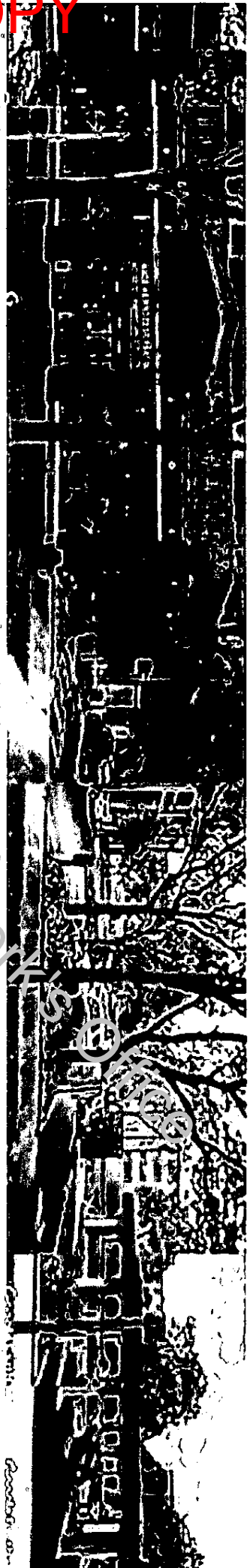
LAKE STREET LOOKING SOUTH

FRANKLIN AVENUE



5 STORY COMMERCIAL & RESIDENTIAL BUILDING

LAKE STREET LOOKING SOUTH



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SEDGWICK
DEVELOPMENT

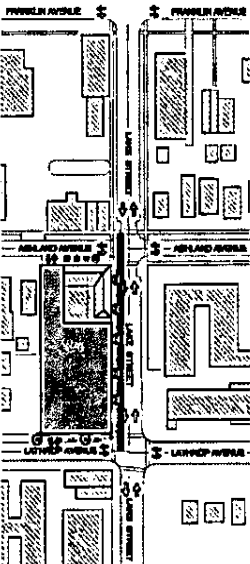
KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

LAKE ST: SOUTH ELEVATION



LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

S1



2-STORY COMMERCIAL BUILDING

LAKE STREET LOOKING SOUTH

ASHLAND AVENUE



LATHROP AVENUE

LAKE STREET LOOKING SOUTH

SITE TO FUTURE MIXED-USE 5-STORY BUILDING



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LAKE LATHROP PARTNERS LLC LAKE STREET & LATHROP AVENUE REDEVELOPMENT

COMPLIANCE WITH STANDARDS FOR REVIEW (Section 10-19-3) COMPLIANCE STATEMENT

A. The proposed use or combination of uses is consistent with goals and policies of the comprehensive plan;

The Planned Development is proposing redeveloping the subject site with a five-story mixed-use retail and residential building, which is consistent with goals and policies of the Comprehensive Plan, dated November 2003 and the Village of River Forest Corridors Plan, adopted in 2009. The subject site presently consists of two older one-story commercial buildings fronting Lake Street and a vacant land parcels fronting Ashland Avenue. The existing commercial buildings are functionally obsolete in several regards, and have been negatively impacted by the introduction of environmental contamination issues.

The proposed redevelopment of the property with a new Class A commercial space and new upscale residential units complies with several objectives referenced in the Comprehensive Plan. The proposed Planned Development has been designed and planned to specifically fulfill several of the listed goals and objectives as cited herein below (and numbered in corresponding fashion to how the objectives are numbered within the Comprehensive Plan and listed under the identified goal), including:

- *Section 2 Goals & Objectives (page 11), Community Appearance and Character, Goal- Maintain an attractive and distinctive community image and identity that builds upon and enhances River Forest's traditional qualities and characteristics, and distinguishes it from surrounding communities.*
 1. *Maintain and enhance the Village's overall atmosphere and character.*
 2. *Maintaining the attractive tree-lined streets, pedestrian scale and other distinguishing qualities of River Forest's existing residential neighborhoods.*
 3. *Upgrade the image and appearance of existing commercial areas, including buildings, parking lots, signage and the public right-of-way.*
 4. *Undertake design and appearance improvements along the major thoroughfares that pass through the community.*
 9. *Continue the "greening" of River Forest by maintaining existing trees whenever possible, reforestation and new landscape plantings.*
 10. *Promote high standards of design and construction for all development within the Village.*
- *Section 2 Goals & Objectives (page 11), Housing and Residential Areas, Goal & Objectives.*
 7. *Encourage new residential development that provides for the needs of the Village's population.*
 8. *Ensure that home improvement, additions, and new housing are compatible with, complement, and enhance the existing scale and character of the neighborhoods.*
 9. *Ensure that new residential development provides adequate parking to accommodate residents and guests.*
- *Section 2 Goals & Objectives (page 12), Commercial, Retail and Office Development, Goal - Maintain a system of commercial, retail and office developments that provides residents with needed goods and services, increase the Village sales and property taxes, and enhances the image and appearance of the community.*
 1. *Maintain and enhance the range of retail, commercial and office establishments within the designated areas of the Village, primarily along North Avenue, Madison Street, Harlem Avenue, and within the Lake Street*



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2. *Maintain a strong and positive physical community image through public and private improvements which enhance various physical features of commercial areas and contribute to the Village's overall character and sense of place.*
 3. *Provide adequate off-street parking facilities throughout commercial areas to accommodate the needs of existing businesses and new commercial development.*
 5. *Encourage the corrective maintenance, rehabilitation or redevelopment of older commercial properties in poor condition.*
 6. *Promote the redevelopment of marginal, obsolete and vacant commercial properties.*
 7. *Encourage compatible new office, retail and commercial development in selected locations.*
 8. *Promote high quality design and construction for all new office, retail and commercial developments.*
- *Section 3 Land Use (page 16), Existing land Use, Commercial – Although scattered throughout the community, all commercial land uses are located or near major thoroughfares. Commercial uses include retail, service, and office uses. Commercial properties are located along North Avenue, Harlem Avenue, Lake Street, and Madison Street.*

The Comprehensive Plan identifies the subject site as commercial under Figure 2 (page 18), and states within the subsection titled, *Zoning (page 19) C3: Commercial District* are located along Lake Street. *Permitted uses in the C3 District include permitted uses of the C2 District, which include a variety of commercial uses, including retail, office, service, and restaurant.*

Figure 3 (page 20) Current Zoning identifies the subject site zoned C3: Central Commercial, and states within the subsection titled, *Land Use Plan (page 21) The Plan builds upon the existing land-use and development patterns in River Forest. It strives to promote a compatible arrangement of uses which continue to make efficient use of land resources and community facilities and services.* Then stating within the subheading, *Multi-Family Residential (page 22) Throughout the Village, several areas of multi family residential exist. All of the multi-family residential uses are located along or near the Village's mixed use corridors, including Lake Street. The multi-family dwellings offer a range of housing options for Village residents, and accommodate individual "dwelling needs" at different stages of their lives. The range of multi-family residential units in River Forest goes from affordable older units to more recently constructed developments offering units with very high values. The strong market for upscale multi-family residential dwellings in River Forest has created a desirable environment for quality infill developments.* Also stated within the subheading, *Commercial (page 22) With the exception of only a few properties, the commercial areas of the Village are located along the major mixed-use corridors, including Lake Street. Commercial – Village Center Commercial (page 23) Village Center Commercial is a commercial/mixed use area which is pedestrian orientated and provides products and services to meet daily living needs, as well as comparison shopping goods. Ground floor uses are primarily retail, restaurant, and personal service, with office and residential uses located on the upper floors.*

The proposed Planned Development complies with these suggested commercial land uses, goals and objectives referenced above.

- *Section 6 Corridor Plans contains a subsection specifically addressing the Lake Street Corridor Plan (page 51), and states, Lake Street represents the "heart" of River Forest. It includes a strong mix of commercial, residential, public, quasi-public land-uses adding an important role and focus to the area. Goal: Enhance and improve the Lake Street Corridor as River Forest's key mixed-use, community business, and civic area. Again, the planning, design and architectural design of the proposed redevelopment project fulfill several of the listed objectives under this goal, including*



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