

VILLAGE OF RIVER GROVE  
COOK COUNTY, ILLINOIS

## ZONING BOARD OF APPEALS

## REPORT & RECOMMENDATION

## **(Map Amendment Changing a G/E District to a R-3 Residential District and A Preliminary Plan for a Planned Unit Development)**

To the President and Board of Trustees of the Village of River Grove, Cook County, Illinois:

The Zoning Board of Appeals of the Village of River Grove, Cook County, Illinois ("ZBA"), convened on the 20<sup>th</sup> day of July, 2021, at 7:00 p.m. pursuant to notice published in the *Chicago Sun-Times*, in accordance with local ordinance and the Illinois Statutes, there being no newspaper published within the municipality, to consider two (2) applications filed by the applicant, MB BELMONT LLC, an Illinois limited liability company ("Developer" or "Applicant"). The Developer's Preliminary Planned Unit Development proposes one hundred sixty-two (162) three story luxury residential rental dwelling units within seventeen (17) buildings of various sizes along Belmont Avenue; one hundred twenty (120) three story age restricted residential rental dwelling units with three (3) buildings each containing 40 dwelling units along O'Connor Drive; and one hundred seventy-two privately owned, three story townhouses centrally located upon the property (collectively "the Development"). In order to proceed with the Development, the Applicants filed two zoning applications, "An Application for Zoning Text and Map Amendment" seeking a map amendment to change the zoning of 3000 North 80<sup>th</sup> Avenue, River Grove, Illinois, and 8001 Belmont Avenue, River Grove, Illinois from the G/E Government Education District to the R-3 Single and Multi-Unit Dwelling Residential District ("Map Amendment Application"); and secondly, a special use permit for a Planned Unit Development including certain variations and exceptions to the Village of River Grove Zoning Code.

Upon Chairman Linda Snyder calling the hearing to order, Secretary Joseph Kosik called the roll. Members Linda Snyder, George Obrzut, Craig Matz, Donald L. McElhattan, Mario Novelli, and Joseph Kosik, and were in attendance, with the seventh board seat being vacant at this time. Additionally, Bart Smith was present as attorney for the ZBA. The Chair declared that a quorum was present.

The chair then summarized the properties owned by MB Belmont LLC, namely 8001 Belmont Avenue, River Grove, Illinois and 3000 North 80<sup>th</sup> Avenue, River Grove, Illinois (collectively “the Property”); the Developer’s proposed Planned Unit Development for the properties; and the Applicant’s two zoning applications, namely the Map Amendment and Special Use for the Planned Unit Development and Variations related thereto. Before proceeding with the presentation of witnesses, the Chair directed that the attorneys place of record the following exhibits, the originals of which were admitted without objection and by stipulation:

1. Exhibit A – Subject Property Addresses, Property Identification Numbers and Legal Description of Properties;
2. Exhibit B – Proposed Map Amendment;
3. Exhibit C – Special Use Permit for Planned Unit Development with Requested Variances set forth; ·
4. Exhibit D – Proof of Ownership – Deed, dated 9/28/2020, and recorded 11/17/2020 as Document 2032028114, and Title Insurance Policy CCHI903339LD issued by Chicago Title Insurance Company;
5. Exhibit E - List of Names and Last Known Addresses for the surrounding property owners entitled to notice as identified and provided by the Leyden Township Assessor's Office;
6. Exhibit F – Notice of Public Hearing
7. Exhibit G - Boundary and Topographic Survey as prepared by Gremley & Biedermann ("G&B) dated September 30, 2020
8. Exhibit H – Preliminary Site Plan and Site Renderings as prepared by ShiveHattery, dated July 1, 2021
9. Exhibit I – Zoning Analysis
10. Exhibit J – Phasing Plan
11. Exhibit K – Utility Plan
12. Exhibit L – Environmental Issues

13. Exhibit M – Circulation Plan (Traffic Impact Study)
14. Exhibit N – Landscaping Plan prepared by ShiveHattery, dated July 1, 2021
15. Exhibit O – Alternative Preliminary Site Plan as prepared by ShiveHattery, dated July 13, 2021
16. Exhibit P – Certificate of Publication of Notice of Public Hearing
17. Exhibit Q - Affidavit of Service of Notice to record owners by regular and certified mail.
18. Exhibit R - Affidavit of Posting of Notice on properties or photograph of notice posted on property.

Upon the admission of the joint exhibits, counsel for the ZBA stated that the board's jurisdiction over this matter was established, and the chair requested that the applicant proceed with its presentation. Matthew Welch, counsel for the Applicant, appeared on behalf of the Developer and then identified three witnesses to present testimony in support of the Applications. Counsel for the ZBA sworn-in collectively all individuals who were to present testimony on behalf of the Applicants, namely: (1) Benjamin Kanwischer, Architect, from Shive Hattery; (2) Paul Leder, Engineer, from RWG Engineering, LLC; and (3) Michael Werthmann, Traffic Consultant, from Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.). Before calling any witnesses, Counsel Welch reviewed the thirteen factors to consider when determining whether to grant a map amendment:

***1. The existing use and zoning of nearby property.***

*Within the Village, the properties surrounding the Property are all zoned R-3. This is the same designation requested for the Property by the Developer. Similarly, the properties outside the jurisdictional boundaries of the Village are also residential in nature, including both single and multi-unit dwelling units.*

***2. The extent to which property values of the subject property are diminished by the existing zoning.***

*The Property is currently zoned "G/E Government and education district." This designation limits the potential uses and/or users of the Property. This limitation diminishes the value of the Property if it retains its current zoning designation.*

***3. The extent to which the proposed amendment promotes the public health, safety, comfort, convenience and general welfare of the Village.***

*The Village has determined that maintenance of the current zoning district is counter to the progressive demands of orderly development of the Property as well as the surrounding area.*

Furthermore, residential development on the Property is in furtherance of the Village's future growth plans and transit oriented planning.

**4/10. The relative gain of the public, as compared to the hardship imposed upon the applicant; and that the proposed amendment will benefit the residents as a whole, and not just the applicant.**

The Property under its current zoning designation has resulted in a "blighted property." The Property has been vacant, lacks community planning, contains obsolete improvements and structures, contains inadequate utilities, and requires environmental remediation due to asbestos and lead. The rezoning of the Property to the R3 designation will make it permissible for private enterprise to remedy these deleterious impacts upon the surrounding area.

**5. The suitability of the property for the purposes for which it is presently zoned.**

As stated above, the properties surrounding the Property are all currently zoned R3. The G/E zoning designation has resulted in "blight" and maintenance of the current designation will prohibit private investment in the Property.

**6. The length of time that the property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located.**

Guerin Prep ceased operations on June 30, 2020. The Property has been vacant since that time. Guerin Prep is one of many institutional uses that the Chicago Archdiocese has shuttered over the past few years. Maintenance of a G/E zoning designation will cause the Property to remain vacant and blighted within a strategic location of the Village. As evidenced by other long vacant Archdiocese properties across the Chicago region, institutional reuse is rare and unlikely.

**7. The evidence, or lack of evidence, of community need for the use proposed by the applicant.**

The community need for the proposed development is evidenced and supported by the Village of River Grove Northeast TIF District Redevelopment Plan and Project.

**8. The consistency of the proposed amendment with the comprehensive plan.**

The Village has determined that residential use of the Property will conform to the Area Land Use Plan.

**9. The consistency of the proposed amendment with the intent and general regulations of [the Zoning Ordinance].**

The purpose of the Village of River Grove Zoning Ordinance is to ensure orderly development of the Village and secure the public health, safety, convenience, comfort and general welfare of its residents. Rezoning of the Property to R3 will promote the public health and welfare by permitting private investment in the Property and thereby eliminating the blight that currently exist at the Property.

**11. The extent to which the proposed amendment creates nonconformities.**

*The proposed map amendment will not create nonconformities. To the contrary, the map amendment will permit private investment in the Property and thereby the demolition of the existing structures and redevelopment in compliance with the Zoning Ordinance.*

***12. The trend of development, if any, in the general area of the property in question.***

*The preliminary plan is supported by and in conformance with the Village of River Grove Northeast TIF District Redevelopment Plan and Project.*

***13. Whether adequate facilities are available.***

*The proposed map amendment will permit private investment and eliminate blighting factors within the Property and surrounding area. The plan includes the installation of sanitary sewer lines, storm sewer lines, water lines, roads, and other necessary public facilities.*

At that conclusion of Counsel's presentation in support of the requested Map Amendment, the chair asked for public comments on the proposed map amendment and the following public comments were received:

- (a) Mr. Thomas stated that he just received notice via the certified mail, and believes the current condominium owners in the area were left out of the process.
- (b) Cheryl Meschewski asked about and was informed that the rental properties are being rented at market rates and there is no plan for subsidized housing in this development. She further commented that she was concerned about the lack of green space and potential flooding created by the development. Counsel Welch advised that the presentation on the planned unit development would address the water management and other concerns of this individual.

Based upon the public comments addressing the proposed development as opposed to the map amendment specifically, Counsel proceeded with the presentation on the preliminary plan of the Planned Unit Development. Three witnesses called by Counsel for the Developer presented the preliminary plan:

First, Benjamin Kanwischer, an architect with Shive Hattery, provided the following information on the proposed PUD. First, he advised that certain minor changes were made to the overall plan presented in the application documents, but that the plan still consisted of three zones. One, along Belmont Avenue, the plan calls for 162 rental apartments divided

among various sized buildings and appearances; two, the center area includes 172 townhomes with a private recreation building and park area; and third, the back area will be three 40-unit age restricted buildings with a roof deck amenity. All improvements will be 3 stories in height. He further stated that the density on ends of the site fits well with the other surrounding properties. He emphasized that the south development will be 45 feet off of O'Connor Drive to provide more green space, and that the plan added diagonal public parking on O'Connor Drive while preserving the existing trees along this street.

With respect to parking, Mr. Kanwischer summarized that the 162 units will have 326 parking spaces (280 garage stalls and 46 outside guest stalls); the 172 units will be serviced by 426 parking spaces (2 car garage per townhome, with 82 exterior guest spaces); and the 120 units will be serviced by 248 parking stalls. Overall, the 454 dwelling units will be serviced by a total of 1,000 on-site parking spaces. He further stated that the access to the Belmont units is limited to Belmont Avenue, but that the current plan allows townhome residents to exist through to Belmont Avenue, but this does not permit access to the townhomes from Belmont Avenue.

With respect to the buildings, Mr. Kanwischer stated the building elevations on Belmont will vary, and buildings will contain various numbers of dwelling units and three façade looks will be used. He also summarized the three buildings on O'Connor Drive and the townhome layout. He also mentioned that the townhomes are designed to include sufficient green space between the buildings, a dog run and a recreation center for the owners.

Before concluding, Mr. Kanwischer summarized the needed variances for the PUD as follows:

- A. Vary the 15' set back to a 10' set back to create more parking, and create architectural uniformity in the area.
- B. Vary the rear yard open space requirement by 40% to accommodate the parking servicing the apartment development on Belmont Avenue.
- C. Allow a 10' variance on height along Belmont Avenue as all buildings will remain three stories, but varying the parapet heights will create more interest. Additionally, the age restricted buildings will no longer include a fourth story roof top deck, but rather a third floor open space in the middle building.

- D. Vary the code to allow the front of the townhomes to face each other while their garages will face each other. This allows for green space of approximately 45' between units.

Counsel Welch then called Paul Leder, an engineer with RWG Engineering, LLC, who made the following points:

- A. The development will continue to use the Chicago sanitary sewer except for the O'Connor development which will use the River Grove sanitary sewer.
- B. The River Grove Water system will service the development by connecting to mains located at Paris and Belmont, and 80<sup>th</sup> and O'Connor.
- C. The plan includes significant storm water management improvements including use of underground basins and greatly restricted flows before entering the village storm sewers. The chances of flooding will be greatly reduced by this development.

Counsel Welch then called his third witness, Michael Werthmann, a Traffic Consultant with Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.). Mr. Werthmann reviewed the five access points servicing the development; the additional public parking along O'Connor Drive; the widening of the intersection at 80<sup>th</sup> and Belmont avenues and the addition of a north bound left turn lane; and the alignment of the access points with existing Elmwood Park and Chicago streets. Overall, he stated that the streets have the capacity to handle excess traffic based upon how the plan distributes traffic among the five access points. He also noted that the volume of traffic should be reduced by public transportation available in the area; the addition of age restricted housing; the elimination of the two schools; and internal regulation of traffic within the development.

Counsel Welch concluded by referencing the eight factors to consider in approving a planned unit development, which he referenced in Exhibit I as follows:

***1. PUDs must be a minimum of twenty thousand (20,000) square feet in area.***

*The Property is 22.5 acres, or 980,100 square feet.*

***2. PUDs shall be compatible with the purpose and intent of [the Zoning Ordinance] and the Village's comprehensive plan. A PUD shall exercise no detrimental influence upon the market value of surrounding properties and it shall cause no substantial impairment of the use of those properties by present owners.***

*The long-term development plan of the Village is that the Property be utilized for residential purposes similar to the surrounding properties. As stated earlier, the Village has determined that the Property is currently blighted and is having a negative effect on the surrounding environs. The proposed PUD will likely increase the market valuation of surrounding properties and eliminate the blighting factors. Further, as part of the proposed PUD, MB Belmont will commit itself to construct sufficient public facilities, as set forth in the enclosed plans, to ensure surrounding properties are not impaired by the new use of the Property.*

**3. Petitioner shall make a showing of favorable economic impact on the Village.**

*Upon substantial completion of the Project, MB Belmont projects the EAV of the development to be approximately \$31,539,896.00, which result in annual property taxes in the amount of \$3,391,170.00. Further, the residents occupying the development will undoubtedly have a positive effect on the commercial businesses in and around the Village.*

**4. Petitioner must show that the proposed PUD will be in no way detrimental to, or adversely affect, the environment.**

*MB Belmont, as evidenced by the plans, is committed to developing a unique and first-class residential development at the Property. Accordingly, MB Belmont is committed to utilizing first rate materials. Finally, as part of the demolition of the current structures, MB Belmont shall ensure all asbestos is removed in compliance with the highest industry standards.*

**5. Harmonious design, including a variety of building types, shall be encouraged.**

*As part of its negotiations with the Economic Development Committee, MB Belmont has committed to developing a variety of building types. Further, the driving need for a variance to the height limitation is to permit a variety of building types.*

**6. Developer shall provide for and establish an organization for the ownership and maintenance of any common open space designated within a PUD.**

*Common area open space will be provided for the townhomes, and a homeowner organization will own and maintain the common open space.*

**7. Development shall not impose an undue burden on public services and facilities.**

*As part of its negotiations with the Economic Development Committee, MB Belmont has committed to constructing and installing all public facilities necessitated by the proposed development. Further, in order to minimize demands upon the school districts, MB Belmont has committed to age restrictions on the three 40-unit apartment buildings.*

**8. The site shall be accessible from dedicated public roads to carry traffic generated by the PUD.**

*As evidenced by the site plans, dedicated public roads currently exist around the Property; further, MB Belmont shall construct all necessary interior roads and traffic controls to ensure efficient movement of traffic.*

Upon concluding his presentation, Counselor Welch was asked by Chair Snyder about the impact upon the school districts. Counsel identified the age restricted units and luxury one bedroom units as an effort to minimize the impact of the schools, while also mentioning the additional property taxes that will be generated to assist the schools in absorbing any additional students. He also explained to member Kosik that the townhomes have been reduced in size to create more green space in that part of the development; and advised member Matz that there is no driveway extending from the townhome garages. At that point, Chair Snyder asked for public comments which are summarized as follows:

Mr. Pasula from O'Connor Drive believes the plan ignores safety concerns after referencing the previous fire on Paris Avenue, and that the plan will be a *ghetto*. Ray Casali was called by Counselor Welch who explained that the rental units will rent for between \$1,800 and \$2,100 per month, and townhomes will sell for between \$489,000 and \$529,000. Based upon the sale and rental experiences in River Grove, Elmwood Park and Forest Park, Mr. Casali is confident that this project will not lead to a *ghetto*. It was further explained that the townhomes will be built to code and include 2-hour fire separation between each unit and all units will include fire suppression systems.

Mr. Wajda from Paris appeared many times. He first suggested permeable parking, gated access to the Paris Alley, and that the park be open to all in the area. The engineer explained that permeable parking not likely due to the use of underground vaults. Additionally, it was noted that the Paris alley is private property and not an access point for development.

Mrs. Thomas from Paris repeatedly complained of Belmont traffic cutting through the Paris residents' private parking lot, and suggested that the developer install gates, fencing, etc. for the safety of the Paris residents.

Mr. Khamis from Chicago offered a handout on safety violations which was not accepted as not being relevant to the zoning board hearing. He commented about the safety records of and OSHA citations issued to two subcontractors of Noah Builders.

Ralph Meschewski of Elmwood Park asked about storm water and was advised that storm waters would be managed by the River Grove storm water sewers and not the Elmwood Park storm water sewers.

Marty Egan of Elmwood Park expressed concern about the fire and police services for this new area due to the number of units and the location compared to the railroad tracks.

Paul Price of Forest Park stated that the documents on the village website are not the same as the documents presented at the hearing; modifications have been made and the traffic study does not reflect the changes; and concluded that the hearing should be delayed because the public was provided incorrect information. Counselor Welch explained that changes have been made, but that this is a collaborative process and simply a preliminary plan that is subject to final plan approval. The traffic study engineer elaborated that site access points changed but density and numbers did not change, and the streets have sufficient capacity to handle additional traffic.

Olha Oleksyk from Paris, upon questioning, was advised that the additional parking on O'Connor is public parking, but preserving the existing trees limited how much additional parking was created; and that all buildings are three stories. She then recommended speed bumps be installed on Paris. Finally, she was advised that water services to the area will not be impacted, and that a privacy fence will be installed between the Paris Alley and the development.

Greg Gunderson of Elmwood Park asked about the parkway trees being saved, and the amount of green space between 80<sup>th</sup> Avenue and the townhomes.

Fernando Rojas than appeared on behalf of laborers. Once again, a proposed handout on claimed safety violations was found not relevant and he was advised to present his information to the building department.

Jeremy Esparza also pursued the argument that worker safety is relevant and offered a handout. The handout was once again deemed not relevant.

Mr Wajda of Paris reappeared and made various comments on the public parking on O'Connor, and the parking on-site being assigned as tenant spaces and guest spaces. He also claimed the traffic study is flawed, and the impact on the schools is a great concern. He publicly stated that he lives in a one-bedroom unit with two children, and therefore a one-bedroom unit does not necessarily lessen the impact on schools.

Mr. Pasula commented that the traffic is a nightmare, to which the traffic engineer stated that every effort is being made to mitigate traffic and parking issues.

Steve Todero asked about why there is no park space that everyone can use, and inquired as to whether the development will be fenced. It was explained that the development will not be fenced in except for the privacy fence between the development and the Paris Avenue apartments and parking area.

Mr. Wajda again appeared and commented that 454 units will generate 1135 additional residents, and this increase is a concern for fire and police services. He believes the plan should be downsized for better public safety services, more green space, less burden on the schools, a park for everyone in that area.

Olha Oleksyk from Paris reappeared and was concerned that the dog run and barking would bother the residents on Paris. It was explained that the cell tower area and dog run area will be surrounded by block fencing 12' in height.

Paul Price of Forest Park reappeared and asked about the PUD approval process.

At that point, individuals participating by Zoom or call-in were allowed to make public comment as follows:

Sharon Capparelli of Elmwood Park expressed concern about the traffic that will be generated by the development.

Laura Freidin emailed and called in, and asked about street configurations, lane closures during construction, and what environmental and pest control measures were taken. Village Engineer Mark Lucas explained that these issues were addressed in the demolition permitting process.

Conrad Skiba questioned if the rentals were market rate or subsidized housing, and was advised that there are 1000 on-site parking spots, and there are no plans to convert the rentals into condominiums.

Margo Prenta also emailed in questions concerning traffic control, market rate rentals, and the impact on Thatcher Woods Mall.

Upon review of the application documents, hearing from the Applicant, all individuals in attendance in-person and by teleconference or Zoom, and there being no other requests to be recognized, the public portion of the hearing was concluded.

#### **RECOMMENDATIONS**

Based upon the foregoing and in consideration of the application and exhibits presented, with respect to the Application for Zoning Text and Map Amendment seeking a map amendment to change the zoning of the property from G/E to R-3 ("Map Amendment Application"), upon the motion of Member Kosik, seconded by Member Matz, the members unanimously agreed to recommend that the requested Map Amendment be approved by the President and Board of Trustees as the Applicants met the standards for the Map Amendment as follows:

- a. The proposed residential uses are compatible with existing R-3 uses and the zoning of nearby properties.

- b. The property values of the project parcels are diminished by the existing zoning, and the proposed development will enhance the values of the development and surrounding properties.
- c. The proposed residential uses of the development will promote the public health, safety, comfort, convenience and general welfare of the village.
- d. The development includes significant public and quasi-public improvements that are not feasible or possible if the Applicant is not provided the necessary amendment to proceed with the development.
- e. The suitability of the properties for the purposes for which they are presently zoned has not generated any interest in these properties, and the amendment allows for the development of separate residential improvements in conformance with the R-3 District zoning standards.
- f. The property has been vacant as presently zoned, and development of this project will support surrounding existing residential and commercial improvements and spur further development or redevelopment in the area.
- g. The planning documents of the Village evidence the community's need for the proposed Development.
- h. The proposed development is consistent with 2021 Northeast Tax Increment Financing District and Redevelopment Plan, as well as the 2005 and 2014 comprehensive plans of the Village.
- i. The proposed amendment will benefit the residents of the Village as a whole, as vacant, contaminated and obsolete properties will be redeveloped in accordance with the planning documents of the Village.
- j. Although the proposed development creates nonconformities, those nonconformities are due to the unique characteristics of the property, and the improvements being required by the Village.
- k. The proposed development will support other development in the general area, including the neighboring shopping centers and restaurants.
- l. Adequate public facilities are available for the project including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines.

With respect to the Application for Zoning Special Use seeking a special use permit for the Planned Unit Development, upon the motion of Member McElhatten, seconded by Member Obrzut, the Board voted unanimously to recommend that the Preliminary Planned Unit

Development be approved by the President and Board of Trustees. In making the recommendation for approving the Preliminary Planned Unit Development, the Board found:

- a. The preliminary plan presents a creative approach in the use of former school campus which is not permitted under the current Zoning Ordinance. The proposed plan includes various luxury residential developments that include both market rate rental units along with privately owned townhomes.
- b. The property is 22.5 acres, or 980,100 square feet.
- c. The plan comports with the long-term development plan of the Village in that the property will be utilized for residential purposes similar to the surrounding properties, while eliminating the current blighted improvements that have had a negative effect on the surrounding community. The proposed PUD will likely increase the market valuation of surrounding properties and eliminate the blight; and the additional public facilities should ensure that surrounding properties are not impaired by the new use of the property.
- d. The developer projects the EAV of the development to be approximately \$31,539,896.00, which result in annual property taxes in the amount of \$3,391,170.00. Additionally, the residents occupying the development will undoubtedly have a positive effect on the commercial businesses in and around the Village.
- e. The preliminary plan proposes first-class residential developments at the property, while remediating environmental concerns at the property including lead and asbestos.
- f. The preliminary plan offers a variety of residential building types, that require a variance from height limitations within the Zoning Code, but none of the buildings will be more than three stories.
- g. Another variance, a 5' variance to the minimum 15' front yard setbacks for the multi-unit dwellings adjacent to Belmont Avenue, resulting in 10' front yard setbacks. This variance maintains the character along Belmont Avenue, and allows for additional on-site parking.
- h. A 40% variance to the 30% limitation on detached accessory buildings in the rear yard is to meet the Village's requirement that sufficient parking exists on-site
- i. Next, a 10' variance to the maximum 38' height restrictions for the buildings constituting Phase I in order to permit variation in facades. This variation is being driven solely by the aesthetic goals of the Village to ensure variety in the construction of the buildings.

- j. Lastly, the townhomes will not be designed with the front façade facing the street; rather, the front façade will be facing the front façade of other townhomes in the development. This variation is to ensure a neighborhood feel within the townhome development. The front facades of the townhomes will be facing each other with landscaping between them. The applicable roads, parking spaces, and garages will all be on the rear of the townhomes
- k. The preliminary plan proposes common area open space for the townhomes, and will include a homeowner organization for the ownership and maintenance of common open space.
- l. The plan includes the construction and installation of all public facilities necessitated by the proposed development.
- m. In order to minimize demands upon the school districts, the plan includes age restricted rental properties, one-bedroom rental units, and reduced sized townhomes.
- n. Dedicated public roads currently exist around the property, and the plan includes the construction of all necessary interior roads and traffic controls to ensure efficient movement of traffic.
- o. The proposed development is consistent with 2021 Northeast Tax Increment Financing District and Redevelopment Plan, as well as the 2005 and 2014 comprehensive plans of the Village.

**ACCORDINGLY, IT IS THE RECOMMENDATION OF THE ZONING BOARD OF APPEALS OF THE VILLAGE OF RIVER GROVE, COOK COUNTY, ILLINOIS, THAT THE PRESIDENT AND BOARD OF TRUSTEES APPROVE AND GRANT THE MAP AMENDMENT AND CHANGE THE ZONING CLASSIFICATION FOR THE SUBJECT PROPERTIES FROM THE G/E GOVERNMENT AND EDUCATION DISTRICT TO THE R-3 SINGLE AND MULTI-UNIT DWELLING RESIDENTIAL DISTRICT.**

**IT IS THE FURTHER RECOMMENDATION OF THE ZONING BOARD OF APPEALS OF THE VILLAGE OF RIVER GROVE, COOK COUNTY, ILLINOIS, THAT THE PRESIDENT AND BOARD OF TRUSTEES APPROVE THE PRELIMINARY PLANNED UNIT DEVELOPMENT AND AUTHORIZE THE APPLICANT TO SUBMIT A FINAL DEVELOPMENT PLAN FOR THE PLANNED UNIT DEVELOPMENT.**

Dated: August 19, 2021.

Respectfully submitted,



Bart A. Smith, Attorney  
Zoning Board of Appeals  
Village of River Grove