



RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA

A Meeting of the River Forest Development Review Board will be held on Thursday, January 19, 2026, at 7:00 P.M. in First Floor Community Room of the Village Hall, 400 Park Avenue, River Forest, Illinois.

You may submit written public comments in advance of the meeting by emailing them to publiccomment@vrf.us. Public comments and any responses will be shared with the Board. If you wish to speak during Public Comment or the Public Hearing, please email publiccomment@vrf.us by 5:00 p.m. on Thursday, January 19, 2026. Please note that only those attending the meeting in person will be able to provide Public Comments. The meeting will be available for listening only through Zoom at <https://us02web.zoom.us/j/88284719344> or call (312) 626-6799 and use meeting ID 882 8471 9344

- I. Call to Order/Roll Call
- II. Minutes of December 4, 2025, Development Review Board Meeting
- III. Application #26-0009, An Application for Planned Development to Construct a Mixed-Use Development at 7620 Madison Street, 11 Ashland Avenue, and 10 Lathrop Avenue
 - a. Introduction & Discussion Only (NO ACTION)
- IV. Public Comment
- V. Adjournment

**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
December 4th, 2025**

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, December 4th, 2025, in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

I. Call to order

Chairman Crosby called the meeting to order at 7:34 p.m. Upon roll call, the following people were:

Present: Chairman David Crosby, Members Jane McCole, Corina Davis, Ron Lucchesi, and Maryanne Fishman
Absent: Members Yanaki and Shoemaker
Also Present: Village Administrator Matt Walsh, Deputy Clerk Luke Masella, and Attorney Anne Skrodzki

II. Public Comment (For items not on the agenda)

Mark Hosty asked whether, if the tennis club application is moved to a later date, public comment will still be allowed.

Administrator Walsh responded that it would.

Mr. Hosty also asked whether, if the applicant changes their application, all meeting requirements, including public hearing requirements, would need to restart.

Attorney Skrodzki stated that they would not and explained what types of changes would trigger a restart of the process.

James Ford made public comment asking how many people in the Village received the public notice.

Administrator Walsh noted that notice is sent only to property owners within 1000 feet.

Mr. Ford stated that, while he understands the Village is required to publish notices in the newspaper, he believes everyone in the Village should receive these notices.

III. 2026 Schedule of Meetings

Administrator Walsh provided background on why the item was included on the agenda that evening and noted that the 7:30 p.m. start time could be open for discussion.

Chairman Crosby suggested that the Board meet at 7:00 p.m. instead of 7:30 p.m.

The remaining Board members agreed.

IV. Minutes of November 6, 2025, Development Review Board Meeting

A MOTION was made by Member Davis and **SECONDED** by Member Lucchesi to approve the minutes of the November 6, 2025, meeting.

Ayes: Chairman Crosby, Members McCole, Lucchesi, Davis, and Fishman
Nays: None

The motion passed.

**V. Continued Public Hearing: Application #25-0012, Amendment to Ordinance #3863,
An Application to install lights to illuminate the tennis courts at the River Forest
Tennis Club**
a. Discussion, Deliberation, and Recommendation

Administrator Walsh proposed continuing the public hearing to January 15th, noting that recent discussions with the applicant made a delay beneficial to everyone involved in the process.

A **MOTION** was made by Member McCole and **SECONDED** by Member Lucchesi to continue the ongoing River Forest Tennis Club application hearing to January 15th at 7:00pm

Ayes: Chairman Crosby, Members McCole, Lucchesi, Davis, and Fishman
Nays: None

The motion passed.

VI. Approval of the Findings of Fact for Application #25-0012, River Forest Tennis Club

Administrator Walsh noted that no action or discussion could take place on this agenda item, as no findings of fact had been generated due to the absence of a public hearing.

VII. Adjournment

A **MOTION** was made by Member Fishman and **SECONDED** by Member McCole to adjourn the December 4th, 2025, meeting of the Development Review Board at 7:39 p.m.

By a voice vote, motion passed.

Respectfully Submitted:

Jessica Spencer, Secretary



Village of River Forest Development Review Board Pre-Filing Conference Application

The purpose of a pre-filing conference with the Development Review Board (DRB) is to introduce the project and present initial plans to the appointed Village officials that will later conduct a public hearing and make a recommendation to the Village Board of Trustees regarding approval or denial of a planned development permit. At the pre-filing conference, the applicant may receive feedback regarding the proposed development. The applicant may also request a waiver of any application requirement listed in Section 10-19-6 of the River Forest Zoning Ordinance. The DRB will review the request(s) and vote to grant or deny the application requirement waiver. No other official action will be taken on the application at this meeting. These meetings are open to the public, audio recorded, and a matter of public record.

Applicant/Owner Information

Applicant Name (if different than property owner) Five Thirty One Partners LLC
Address 1801 N Bissell St #1F
City/State/Zip Chicago, IL 60614
Phone [REDACTED] Email Viktor@V3dgroup.com
Relationship of Applicant to Property Owner (contract purchaser, agent, legal counsel, etc.) Contract Purchaser

Owner Name* (if different than applicant) Village of River Forest
Address 400 Park Avenue
City/State/Zip River Forest, IL 60305
Phone 708-366-8500 Email _____
(If there are multiple properties and multiple property owners, please attach a complete list of property owner names, addresses, phone numbers and emails for each property owner)

Proposed Development Description

Address(es) of Proposed Development Site(s) _____
7620 Madison Street, River Forest, Illinois 60305

Zoning District(s) of Proposed Development Site(s)

☐ R1 ☐ R2 ☐ R3 ☐ R4 ☐ C1 ☒ C2 ☐ C3 ☐ ORIC ☐ PRI

Description of Proposed Use/Development The proposed property will be a 5 story mixed-use building with a private roof deck and ground floor retail space. The building will have 72 residential units, 87 off-street parking spaces, and 1 loading zone.

Application Requirements

Please attach the following items related to the proposed development to demonstrate the development concept and how the proposed development will relate to the Village's zoning regulations (e.g. proposed use, building height, setback, unit count, floor area, on site (off street) parking, etc.):

- Site plan(s)
- Floor plan(s)
- Parking plan(s)
- Elevations
- Project rendering(s)
- Cover Letter from Applicant re: Development proposal and, if applicable, request(s) for waiver of application requirement (see below)

Request for Waiver of Application Requirement

An applicant (or owner) may submit a written request for waiver of any application requirement. Application requirements are identified in Section 10-19-B of the Zoning Ordinance and are listed below. The decision of the DRB is final regarding the approval or denial of the request. However, the DRB's decision regarding the request for a waiver of an application requirement does not preclude the Village Board of Trustees from requesting that same information or any additional information it deems applicable for its review of the planned development application. Unless an application requirement is waived by the DRB it must be included in the planned development application in order for the application to be deemed complete and for a public hearing to be scheduled. **Applicants should attach a written explanation of the reason for the application waiver request.**

Waiver Request		Application Requirement
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	1. The names and addresses of the owner of the subject property, the applicant and all persons having an ownership or beneficial interest in the subject property and proposed development.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	2. A statement from the owner, if not the applicant, approving the filing of the application by the particular applicant.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	3. A survey, legal description and street address of the subject property.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	4. A statement indicating compliance of the proposed development to the comprehensive plan; and evidence of the proposed project's compliance in specific detail with each of the standards and objectives of this section.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	5. A scaled site plan showing the existing contiguous land uses, natural topographic features, zoning districts, public thoroughfares, transportation and utilities.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	6. A scaled site plan of the proposed development showing lot area, the required yards and setbacks, contour lines, common space and the location, bulk, and lot area coverage and heights of buildings and structures, number of parking spaces and loading areas.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	7. Schematic drawings illustrating the design and character of the building elevations, types of construction, and floor plans of all proposed buildings and structures. The drawings shall also include a schedule showing the number, type, and floor area of all uses or combination of uses, and the floor area of the entire development.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	8. A landscaping plan showing the location, size, character and composition of vegetation and other material.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	9. The substance of covenants, easements, and other restrictions existing and any to be imposed on the use of land, including common open space, and buildings or structures.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	10. A schedule of development showing the approximate date for beginning and completion of each stage of construction of development.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	11. A statement acknowledging the responsibility of the applicant to record a certified copy of the zoning ordinance granting the planned development permit with the Cook County recorder of deeds' office and to provide evidence of said recording to the village within thirty days of passage in the event the proposed planned development is approved by the village board.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	12. A professional traffic study acceptable to the village showing the proposed traffic circulation pattern within and in the vicinity of the area of the development, including the location and description of public improvements to be installed, including any streets and access easements.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	13. A professional economic analysis acceptable to the village, including the following: (a) The financial capability of the applicant to complete the proposed development; (b) Evidence of the project's economic viability; and (c) An analysis summarizing the economic impact the proposed development will have upon the village.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	14. Copies of all environmental impact studies as required by law.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	15. An analysis reporting the anticipated demand on all village services.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	16. A plan showing off site utility improvements required to service the planned development, and a report showing the cost allocations for those improvements.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	17. A site drainage plan for the developed tract.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	18. A list of the site development allowances sought.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	19. A written summary of residents' comments pertaining to the proposed application. This summary shall serve as the official record of the meeting that the applicant shall be required to hold with all property owners within five hundred feet of the proposed development. This meeting shall be held prior to the submission of the application for a planned development. The applicant is further required to provide evidence that a notice of this meeting was sent by regular mail to all affected property owners at least fifteen days before the required meeting date.

SIGNATURES:

The undersigned hereby represent for the purpose of inducing the Village of River Forest to take the action herein requested, that all statements herein and on all related attachments are true.

Applicant (if other than property owner)

Viktor Jakovljevic

Printed Name

Signature

1/19/26

Date

Property Owner (if other than applicant; attach additional signatures if necessary)

Printed Name

Signature

Date

Printed Name

Signature

Date

Printed Name

Signature

Date

Printed Name

Signature

Date

PRELIMINARY CONCEPT DRAWING

7620 Madison Street
River Forest, Illinois



X I O S ARCHITECTS AND CONSULTANTS L.T.D.

188 N. WELLS
SUITE 300
CHICAGO, ILLINOIS 60606

PH. 312.750.1333
FAX. 312.750.1335

PRELIMINARY CONCEPT DRAWING

7620 Madison Street
River Forest, Illinois



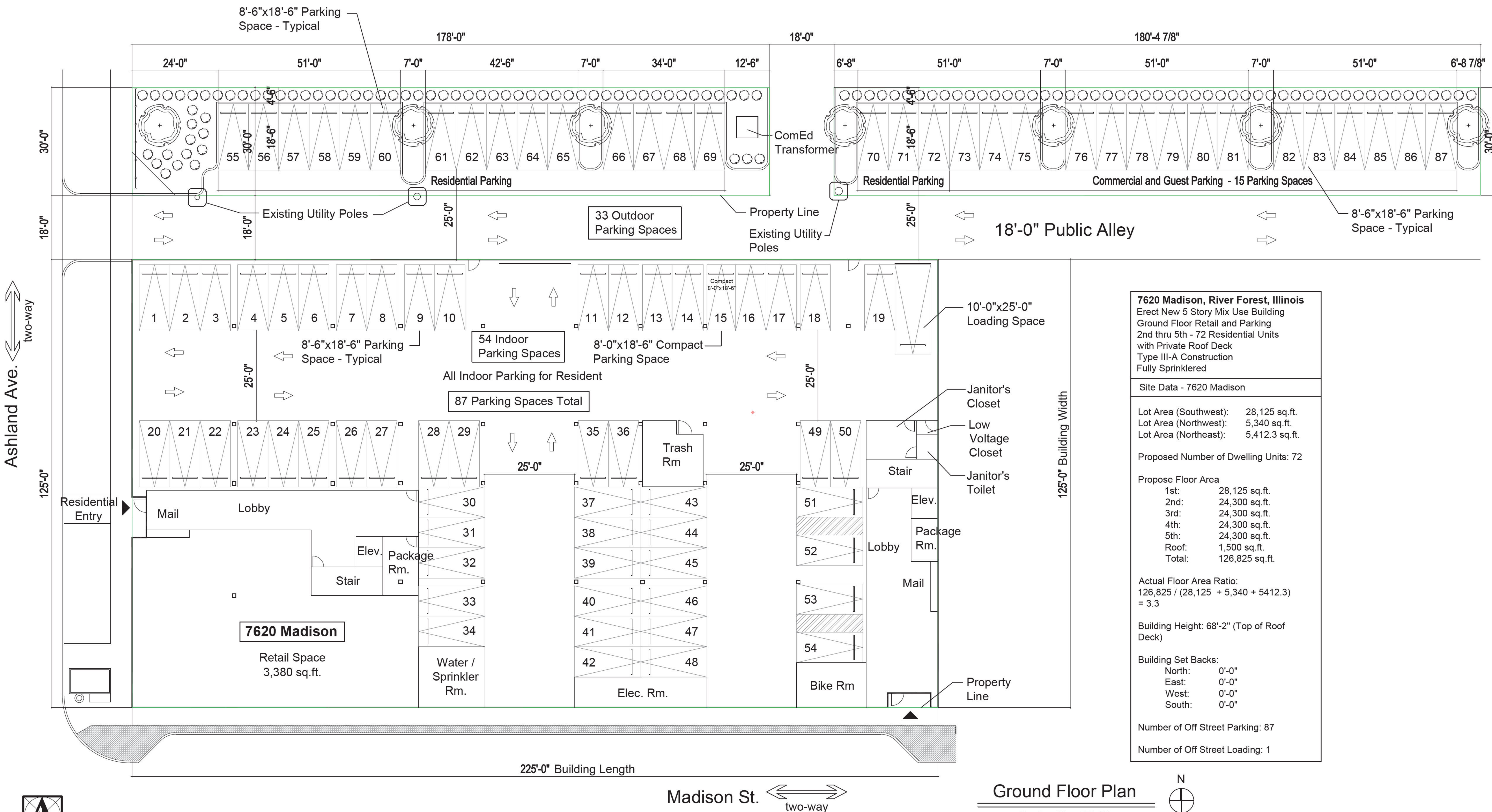
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PRELIMINARY CONCEPT DRAWING

7620 Madison Street
River Forest, Illinois



7620 Madison, River Forest, Illinois	
Erect New 5 Story Mix Use Building Ground Floor Retail and Parking 2nd thru 5th - 72 Residential Units with Private Roof Deck Type III-A Construction Fully Sprinklered	
Site Data - 7620 Madison	
Lot Area (Southwest):	28,125 sq.ft.
Lot Area (Northwest):	5,340 sq.ft.
Lot Area (Northeast):	5,412.3 sq.ft.
Proposed Number of Dwelling Units: 72	
Propose Floor Area	
1st:	28,125 sq.ft.
2nd:	24,300 sq.ft.
3rd:	24,300 sq.ft.
4th:	24,300 sq.ft.
5th:	24,300 sq.ft.
Roof:	1,500 sq.ft.
Total:	126,825 sq.ft.
Actual Floor Area Ratio: 126,825 / (28,125 + 5,340 + 5,412.3) = 3.3	
Building Height: 68'-2" (Top of Roof Deck)	
Building Set Backs:	
North:	0'-0"
East:	0'-0"
West:	0'-0"
South:	0'-0"
Number of Off Street Parking: 87	
Number of Off Street Loading: 1	



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PH. 312.750.1333
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Elec. Rm.

Private Gym

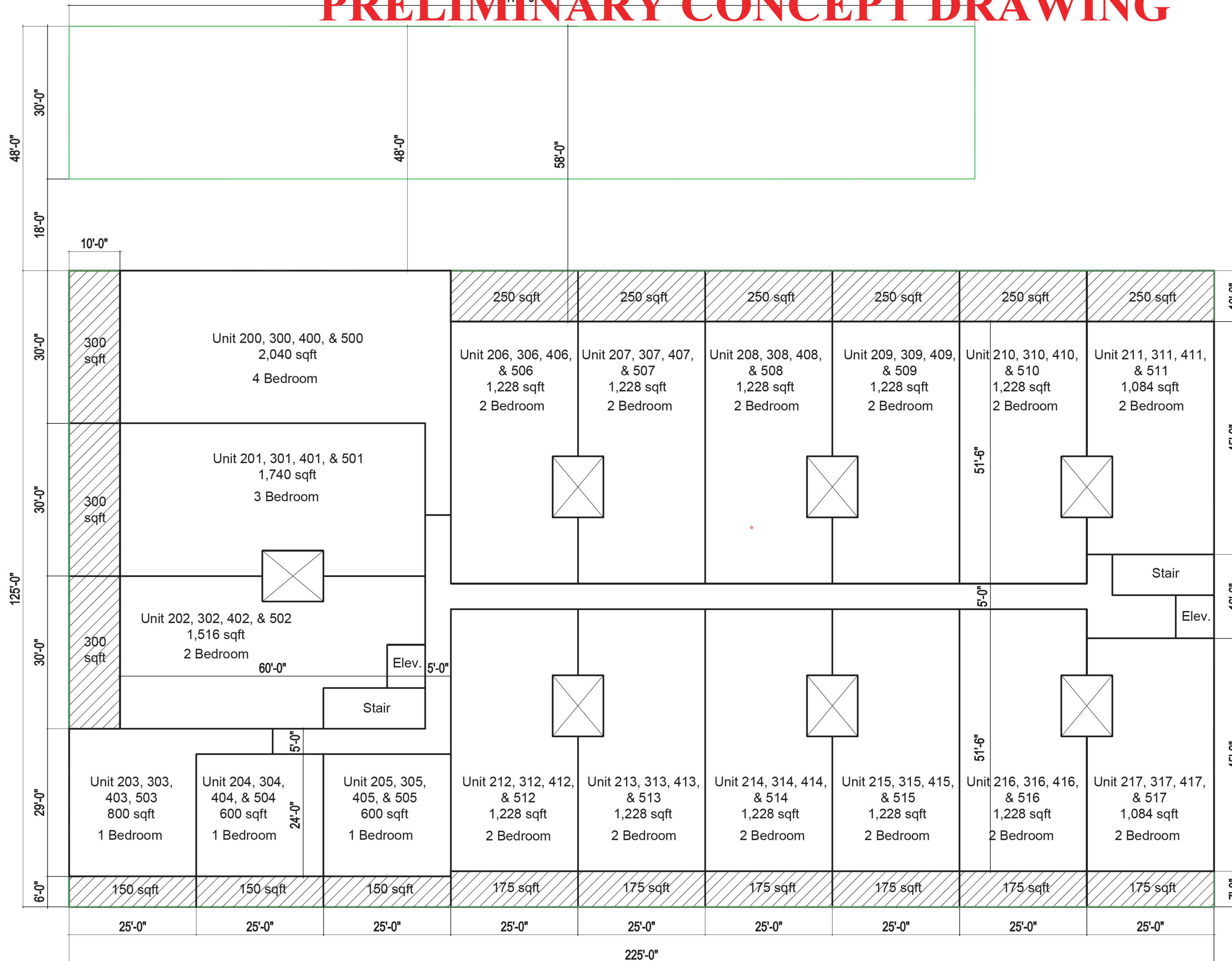
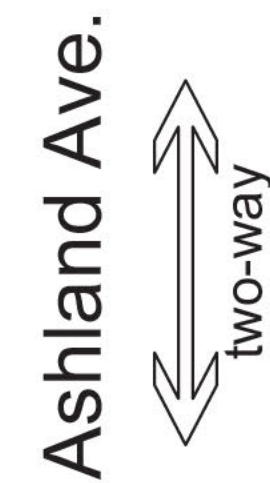
Ground Floor Plan

Scale: 1" = 25'-0"



PRELIMINARY CONCEPT DRAWING

7620 Madison Street
River Forest, Illinois



Residential Unit Data			
Unit #	Square Footage	Number of Bedrms	Deck sq.ft.
Unit 200, 300, 400, & 500	2,040 sq.ft.	4 Bedrms	300 sq.ft.
Unit 201, 301, 401, & 501	1,740 sq.ft.	3 Bedrms	300 sq.ft.
Unit 202, 302, 402, & 502	1,516 sq.ft.	2 Bedrms	300 sq.ft.
Unit 203, 303, 403, & 503	800 sq.ft.	1 Bedrms	150 sq.ft.
Unit 204, 304, 404, & 504	600 sq.ft.	1 Bedrms	150 sq.ft.
Unit 205, 305, 405, & 505	600 sq.ft.	1 Bedrms	150 sq.ft.
Unit 206, 306, 406, & 506	1,228 sq.ft.	2 Bedrms	250 sq.ft.
Unit 207, 307, 407, & 507	1,228 sq.ft.	2 Bedrms	250 sq.ft.
Unit 208, 308, 408, & 508	1,228 sq.ft.	2 Bedrms	250 sq.ft.
Unit 209, 309, 409, & 509	1,228 sq.ft.	2 Bedrms	250 sq.ft.
Unit 210, 310, 410, & 510	1,228 sq.ft.	2 Bedrms	250 sq.ft.
Unit 211, 311, 411, & 511	1,084 sq.ft.	2 Bedrms	250 sq.ft.
Unit 212, 312, 412, & 512	1,228 sq.ft.	2 Bedrms	175 sq.ft.
Unit 213, 313, 413, & 513	1,228 sq.ft.	2 Bedrms	175 sq.ft.
Unit 214, 314, 414, & 514	1,228 sq.ft.	2 Bedrms	175 sq.ft.
Unit 215, 315, 415, & 515	1,228 sq.ft.	2 Bedrms	175 sq.ft.
Unit 216, 316, 416, & 516	1,228 sq.ft.	2 Bedrms	175 sq.ft.
Unit 217, 317, 417, & 517	1,084 sq.ft.	2 Bedrms	175 sq.ft.
18 Units per Floor - 4 Residential Floors = 72 Residential Units			



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Madison St.



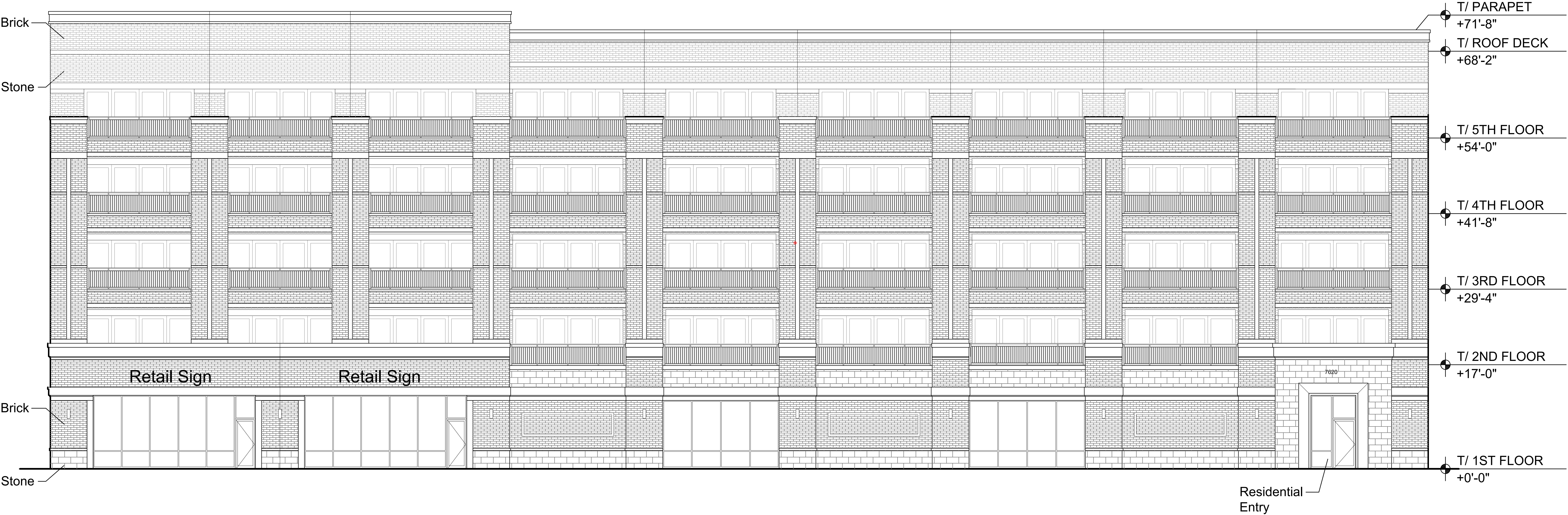
2nd Thur 5th Floor Plan



Scale: 1" = 20'-0"

PRELIMINARY CONCEPT DRAWING

7620 Madison Street
River Forest, Illinois



South Elevation

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

PRELIMINARY CONCEPT DRAWING

7620 Madison Street
River Forest, Illinois



West Elevation

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