



RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA

A meeting of the River Forest Development Review Board will be held on Thursday, May 5, 2022, at 7:30 P.M. in First Floor Community Room of the Village Hall, 400 Park Avenue, River Forest, Illinois.

Physical attendance may be limited with Development Review Board officials, staff and consultants having priority over members of the public. Public comments and any responses will be read into the public meeting record. You may submit your public comments via email in advance of the meeting to: Matt Walsh at mwalsh@vrf.us. You may view or listen to the meeting by participating online or via telephone. Join the meeting at <https://us02web.zoom.us/j/85311450521> using meeting ID: 853 1145 0521, or call (312) 626-6799 and use meeting ID 853 1145 0521.

- I. Call to Order/Roll Call
- II. Minutes of the March 3, 2022 Development Review Board Meeting
- III. Application #22-0013: Application for Planned Development for Exterior Beautification Project at 615 Lathrop Avenue (River Forest Tennis Club)
 - a. Public Hearing
 - b. Discussion, Deliberation, and Recommendation
 - c. Approval of Findings of fact and Recommendation of the Development Review Board
- IV. Public Comment
- V. Adjournment

**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
March 3, 2022**

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, March 3, 2022, in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

I. Call to order

Chairman Martin called the meeting to order at 7:32 p.m. Upon roll call, the following persons were:

Present: Members Crosby, Davis, Fishman, Yanaki, Chairman Martin

Absent: Member McCole

Also Present: Assistant Village Administrator Lisa Scheiner, Village Attorney Caitlyn Culbertson

II. Minutes of the November 18, 2021 Development Review Board meeting

A MOTION was made by Member Davis and SECONDED by Member Yanaki to approve the minutes of the November 18, 2021, Development Review Board Meeting.

Ayes: Members Crosby, Davis, Fishman, Yanaki, Martin

Nays: None

Motion Passed.

III. Pre-filing Meeting and Consideration of Request for Application Requirement Waivers: Proposed Planned Development – 615 Lathrop Avenue (River Forest Tennis Club)

Chairman Martin explained the purpose and process of the pre-filing conference.

Chairman Martin stated that he is a member of the River Forest Tennis Club and affirmed that he could be impartial in reviewing the application.

Member Fishman stated that she is a member of the River Forest Tennis Club and affirmed that she could be impartial in reviewing the application.

Village Attorney Culbertson affirmed that Members Fishman and Martin have no common law conflict of interest related to this application.

Chairman Martin invited the applicant to make a brief presentation to the Development Review Board regarding the proposed project.

Maggie Kelly, River Forest Tennis Club Planning Committee Member, introduced her team, including fellow planning committee members Dan Foley and Peter Donahue and project architect Mark Zinni. They provided an overview of the exterior beautification project, which includes installing new bike racks, making pedestrian entryways ADA compliant, resurfacing pickleball courts, replacing/relocating the existing concrete backboard with a smaller one, rebuilding the dumpster enclosure to screen it from the street, and enhancing landscaping at the site.

Mr. Zinni reviewed the Tennis Club's requests for waivers of application requirements.

Member Crosby stated that a landscape plan should be provided that demonstrates the impact of construction and installation on access for vehicles. He encouraged landscape diversity.

A MOTION was made by Member Fishman and SECONDED by Member Crosby to waive the professional traffic study application requirements 10-19-6(B)(12).

Ayes: Members Crosby, Davis, Fishman, Yanaki, Martin
Nays: None
Motion Passed.

A MOTION was made by Member Davis and SECONDED by Member Yanaki to waive the professional economic impact analysis application requirements 10-19-6(B)(13)(b) and (c).

Ayes: Members Crosby, Davis, Fishman, Yanaki, Martin
Nays: None
Motion Passed.

The River Forest Tennis Club withdrew all other requested application waivers.

IV. Pre-filing Meeting and Consideration of Request for Application Requirement Waivers: Proposed Amendment to Existing Planned Development – Keystone Park (River Forest Park District)

Chairman Martin invited the applicant to make a brief presentation to the Development Review Board regarding the proposed project.

Mike Sletten and Lynn Libera of the River Forest Park District provided an overview of the project. They said it includes improvements to the tennis court area, a new basketball court area, new fencing, new sidewalks, a new storm sewer, at grade detention, retaining walls, hitting walls, sidewalk lights, and other miscellaneous improvements. It also includes removing existing Musco tennis court lights and installing new tennis court lights.

There was a discussion regarding the MWRD requirements to install a stormwater retention area on the north side of the property, resulting in unusable park space. Mr. Sletten stated

that underground detention is significantly more expensive. Chairman Martin ask that the Park District provide those figures.

There was a brief discussion regarding lighting at the basketball court. Mr. Sletten and Ms. Libera stated that the matter was under review by the Park District.

Chairman Martin invited members of the public to address the Development Review Board.

Mindy Credi stated her desire to see the Park District install a freestanding flag pole that is not attached to the scoreboard.

Margie Cekander stated her concerns regarding the stormwater detention area, traffic, parking, and inequity related to the girls' softball batting cage. She encouraged the Development Review Board to require the study and conduct a thorough review of the application.

Ms. Libera stated that there is no assignment of batting cages based on gender.

There was a brief discussion regarding the potential impact of the changes on traffic and park usage once the project is completed.

Chairman Martin asked for a motion to waive the traffic study. No motion was made.

A MOTION was made by Member Davis and SECONDED by Member Crosby to waive the professional economic impact analysis application requirements 10-19-6(B)(13)(b) and (c).

Ayes: Members Crosby, Davis, Martin

Nays: Fishman, Yanaki

Motion Passed.

V. Public Comment

There was no further public comment.

VI. Adjournment

A MOTION was made by Member Yanaki and SECONDED by Member Davis to adjourn the March 3, 2022, meeting of the Development Review Board at 8:35 p.m.

Ayes: Members Crosby, Davis, Fishman, Yanaki, Martin

Nays: None

Motion Passed.

Respectfully Submitted:



Lisa Scheiner, Secretary

Frank R. Martin
Chairman, Development Review Board

Date

DRAFT



Village of River Forest

Village Administrator's Office

400 Park Avenue

River Forest, IL 60305

Tel: 708-366-8500

MEMORANDUM

Date: 4/28/2022

To: Frank Martin, Chairman
Development Review Board

From: Lisa Scheiner, Assistant Village Administrator

Subj: 615 Lathrop Ave – Planned Development Application

Issue

The River Forest Tennis Club is seeking a planned development permit to complete exterior improvements. The Development Review Board is scheduled to hold a public hearing on Thursday, May 5, 2022, to consider this application.

Analysis

The following have occurred in accordance with the River Forest Zoning Ordinance Planned Development process requirements:

Task	Date
Introduction to Village Board of Trustees	February 28, 2022
Pre-filing Conference with DRB	March 3, 2022
Notice of Neighbor Meeting Mailed	February 1, 2022
Neighbor Meeting Held	February 16, 2022
Technical Review Meeting	April 7, 2022
Notice of Public Hearing Mailed & Posted	April 20, 2022
Public Hearing	May 5, 2022

Review Division	Comment
Administration & Finance Departments	The proposed project will not impact the tax status of the property. If the DRB votes to recommend approval of the proposed planned development they do so with the following condition(s) in place in addition to any potential conditions the DRB or Village Board of Trustees may find appropriate for this project: This application shall be built in substantial compliance with the approved plans.
Police Department	The River Forest Police Department has no major concerns regarding law enforcement. The Police Department suggested adding landscaping to hide bikes/bike racks from public view but within existing security camera view. Interior security lighting and electronic security monitoring equipment is sufficient. The

	project as proposed will not affect the Police Department's current operations or have any impact on law enforcement or life safety.
Public Works & Development Services Department	There are no major engineering or Public Works-related comments at this time. Drainage issues (if any) will be resolved during the permit phase. The project as proposed will not affect the Public Works Department's current operations or have any impact on operations.
Fire Department	In reference to the proposed planned development at the River Forest Tennis Club the Fire Department does not have any changes, requirements, or recommendations to add. The project as proposed will not affect the Fire Department's current operations or have any impact on fire or life safety.

Attachment(s)

- Planning Consultant Report
- Planned Development Ordinance
- Application



MEMORANDUM

TO: Lisa Scheiner
Assistant Village Administrator

FROM: John A. Houseal, FAICP
Houseal Lavigne Associates

DATE: April 28, 2022

SUBJECT: River Forest Tennis Club – 615 North Lathrop Avenue
Exterior Beautification Project

Houseal Lavigne Associates has conducted a review of the River Forest Tennis Club's (RFTC) planned development application for the proposed exterior beautification project, including new sidewalk entry features (masonry columns and lighting), bike rack area, pickle ball courts, landscaping, pavement area for outdoor seating, trash and equipment surround, and ½ practice court and backstop wall.

The proposed planned development does not result in a change in parking for the RFTC, the existing clubhouse building is not being enlarged or altered in any way, and no new uses are being proposed as part of this application. Basically, the applicant is improving the appearance of the property and rearranging some of the existing uses on the western portion of the property.

Our review focuses on site planning, development, and zoning related aspects of the project. Our report includes the following sections:

1. Site Conditions, Surrounding Land-Use and Zoning
2. Relationship to the Comprehensive Plan
3. Zoning Analysis
4. Parking Analysis
5. Landscaping & Pedestrian/Bicycle Improvements
6. Relocated Activity Areas
7. Conclusion

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1. Site Conditions, Surrounding Land-Use and Zoning

The Subject Property is zoned PRI: Public Recreational/Institutional and is improved with the River Forest Tennis Club, which includes an historic and architecturally significant one-story clubhouse, 10 tennis courts, a swimming pool and three pool related buildings (locker rooms, concession), two pickle ball courts, a backstop wall, and a parking area along the western edge of the campus, along Lathrop Avenue.

The Subject Property occupies an entire block and is bound by Lathrop Avenue on the west, Jackson Avenue on the east, Oak Avenue on the north, and Quick Avenue on the South.

The subject property is surrounded by the following uses and zoning:

North: Across Oak Avenue, Roosevelt Middle School, zoned PRI: Public, Recreational, and Institutional.

South: Across Quick Avenue, First Presbyterian Church, zoned PRI: Public, Recreational, and Institutional.

West: Across Lathrop Avenue, single-family detached homes zoned R2: Single-Family Residential.

East: Across Jackson Avenue, single-family detached homes zoned R2: Single-Family Residential.

2. Relationship to the Comprehensive Plan

The proposed beautification improvements and slight relocation of some existing uses is consistent with the goals, objectives, and land use designation of the 2019 River Forest Comprehensive Plan. The Comprehensive Plan land use designation for the Subject Property is “*Private Recreation*”.

The comprehensive plan emphasizes community character, stable residential neighborhoods, open spaces and recreation, historic preservation and architecture, and quality institutions and facilities, among other contributing community components. The RFTC, and the proposed beautification improvements, support several principles, values, goals, objectives, and statements of the comprehensive plan, including but not limited to the following:

- *Strengthening our community character, identity, and unique sense of place.*
- *Ensure the quality, stability, and attractiveness of residential neighborhoods.*
- *Community facilities and institutions are a defining part of River Forest’s overall community character and an important component of the Land Use Plan. The Land Use Plan anticipates that these uses will remain largely as they currently exist in the Village.*
- *Protect and enhance the historic and architectural heritage and significance of the Village’s built environment.*

- *Given the high value of these amenities as contributing factors to the Village's overall quality of life, as well as the limited opportunity to expand parks and open space in the future, significant efforts should focus on maintaining and enhancing parks, recreational opportunities, open spaces, and environmental features*

Overall, the RFTC's proposed planned development is consistent with the River Forest Comprehensive Plan and does not change the function, character, or intensity of the existing use of the Subject Property.

3. Zoning Analysis (setback SDA required along Quick and Lathrop)

The proposed planned development for the beautification improvements and relocation of existing uses requires two site development allowances (SDAs) for setbacks along Lathrop Avenue and Quick Avenue, to accommodate the new trash surround and the new (relocated) 10' tall backstop for the ½ court practice area. All other zoning standards, included lot area, building height, impervious surface, lot coverage, FAR, and setbacks along Oak Avenue and Jackson Avenue are conforming or not being changed from their existing condition. The proposed planned development actually decreases the impervious surface on the site by 62.5 square feet.

- **30' 10" SDA setback along Quick Avenue** – The ORI District requires a 35' setback along Quick Avenue. The proposed 10' tall, 25' long backstop wall for the ½ court practice area is setback approximately 4'2" from the south property line along Quick Avenue. Therefore, a 30'10" SDA is required. The proposed structure is a wall, and not a building, but such a structure is required to meet setback standards. In its current location, the existing backstop wall maintains approximately the same setback from the north property line as the new proposed wall from the south property line. Because it is a wall and not a building, and because it runs perpendicular to Quick Avenue rather than parallel, it has a minimal visual impact as viewed from Quick Avenue or nearby properties.
- **30' SDA setback along Lathrop Avenue** – The ORI District requires a 50' setback along Lathrop Avenue because the property faces the R2 District. The proposed trash and equipment enclosure is proposed to be approximately 20' setback from the west property line along Lathrop Avenue, therefore, requiring a 30' SDA. Currently, this corner of the Subject Property provides substantial landscaping (primarily conifers) that effectively screen the garbage/dumpster area from the adjacent residential areas to the west. The garbage/dumpster and equipment area is highly visible from Quick Avenue, as little screening is provided along the southern edge of the property. The proposed 5' tall garbage and equipment enclosure will effectively and attractively screen the dumpsters and equipment and significantly improve the appearance of the property, especially when viewed from Quick Avenue or properties to the south. Residential properties along the west side of Lathrop will have little if any line of site to the 5' enclosure and will not be negatively impacted. The proposed 5' enclosure will improve the appearance and operations of the RFTC.

4. Parking Analysis

The number of spaces and the general configuration of parking remains unchanged as part of this proposal. The current parking lot provides 35 spaces, and that number remains unchanged. The current parking lot remains with its existing ingress/egress and configuration. The parking lot edges near the south end will be straightened a bit to provide uniform stall depth, and results in 6 parking spaces with existing nonconforming stall depths to be brought up the current code standards.

5. Landscaping & Pedestrian/Bicycle Improvements

A primary purpose of the applicant's proposal is to improve the appearance and overall pedestrian environment of the RFTC. This can be broken down into three primary components: 1) Pedestrian Entry Gates, 2) Bicycle Rack Area, and 3) Landscaping.

- **Pedestrian Entry Gates** – The applicant is proposing to improve the existing sidewalk entry at the north and south property lines. Currently, there is an existing chain link fence that runs around much of the perimeter of the site, including an entry gate at the sidewalk along Quick Avenue and at the sidewalk along Oak Avenue. The applicant is proposing to improve the existing entry gates by installing masonry columns with a limestone cap, decorative light fixtures, and an ornamental steel gate. The masonry columns are 2'x2' and are 6' tall, with ornamental light fixture mounted on the top of the columns. The proposed scale and design of new entry gates are appropriate and consistent with the existing RFTC entry columns at the driveway on Lathrop Avenue. Based on the provided photometric plan, the illumination level of the lighting fixtures is appropriate and will not cast any light/illumination onto adjacent properties. Once installed however, Village staff should confirm the appropriateness of the light levels, given the final selection of the lighting fixture design. The proposed entry gate improvement will improve the appearance and safety of the RFTC and improve its connection to the Village's sidewalk system. The proposed entry gates should have minimal to no impact of nearby residential properties as they are located across from Roosevelt Middle School and First Presbyterian Church, and not located across from residential properties.
- **Bicycle Rack Area** – The applicant is proposing a larger area dedicated to bicycle racks than currently existing on the site. The area along the north portion of the property, adjacent to the pickle ball courts is being improved to accommodate additional bicycle parking. This is being accommodated by relocated the backstop wall and practice area, and by slightly shifting the two pickle ball courts. The proposed location of the bike parking area is appropriate and provides additional, improved, and convenient parking for cyclists.

- **Landscaping** – The applicant is proposing new foundation landscaping along portions of the club house building and landscaping near the bicycle parking and outdoor seating areas. The proposed new landscaping areas will increase the amount of permeable surface on the site, which is always a plus. The proposed landscaping represents new landscaping in areas that are currently paved areas. The proposed plant species are appropriate and attractive and will significantly improve the character and appearance of the RFTC. The foundation landscaping will improve the appearance of the existing club house and establish a more appropriate setting for the architecturally significant Frank Lloyd Wright building. The landscaping near the bicycle parking area will improve the pedestrian environment of the north side of the campus and provide a buffer between the bicycle area and the adjacent outdoor seating area.

6. Relocated Activity Areas

The proposed planned development, while not introducing any new uses to the RFTC, does move a few existing uses around a bit. The pickle ball courts get shifted a bit to the west to better accommodate the enhanced/enlarged bicycle rack area and the garbage/dumpster/equipment area gets better organized and screened on the south side of the campus. Both the pickle ball courts and garbage area are only shifted very slightly and will have no discernable different impact on the surrounding area as a result.

The backstop wall and ½ court practice area, however, is being relocated from the northern area of the site along Oak Avenue to a southern location along Quick Avenue, adjacent to the garbage/dumpster area. This new location is across the street from First Presbyterian Church parking lot on the south side of Quick Avenue and is approximately 140' away from the nearest residential home to the west, on the west side of Lathrop Avenue. Further, the proposed ½ court practice area and backstop wall is partially screened by the existing landscaping on the corner of Lathrop and Quick. The proposed new location for the 10' tall backstop wall actually maintains the same setback from the west property line as the existing backstop wall. Given the existing landscaping at the corner of Lathrop and Quick, and the fact that the setback from the R2 residential district to the west is the same for the existing backstop wall and new proposed backstop wall, the new location should have a minimal impact on surrounding properties.

7. Conclusion

Overall, the proposed beautification improvements and minor relocation of uses are appropriate, well designed, will improve the pedestrian environment on the site, and maintain/improve RFTC's appearance and functionality as viewed by the community and surrounding neighborhood. The proposed improvements are consistent with the comprehensive plan and do not change the character or use intensity of the site. The proposed setback SDAs for the garbage enclosure and backstop wall are appropriate and consistent with existing on-site uses and activities, while maintaining appropriate setbacks from nearby residential properties.

Chapter 19 - PLANNED DEVELOPMENTS

10-19-1: INTENT AND PURPOSE:

10-19-2: GENERAL PROVISIONS:

10-19-3: STANDARDS FOR REVIEW:

10-19-4: SITE DEVELOPMENT ALLOWANCES:

10-19-5: PROCEDURES:

10-19-6: APPLICATION REQUIREMENTS:

10-19-7: EFFECT OF APPROVAL OR DENIAL:

10-19-8: AMENDMENTS AND ALTERATIONS TO APPROVED PLANNED DEVELOPMENT PERMITS:

10-19-1: INTENT AND PURPOSE:

- A. One of the principal objectives of this zoning title is to provide for a compatible arrangement of uses of land and buildings which is consistent with the requirements and welfare of the village. To accomplish this objective most uses are classified as permitted or special uses in one or more of the districts established by this zoning title. It is recognized, however, that there are certain uses, whether or not designated as permitted or special, which because of their scope, location or specific characteristics give rise to a need for a more comprehensive consideration of their impact both with regard to the neighboring land and the village in general. Such uses as fall within the provisions of this section shall only be permitted if authorized as a planned development.
- B. The board of trustees, in accordance with the procedures and standards set forth in this section, may grant planned development permits authorizing the establishment of planned developments.
- C. Planned developments may include uses or combinations of uses currently permitted in the underlying zoning district and those uses which are currently prohibited or special uses provided for elsewhere in this zoning title. However, an applicant may petition for consideration of a use or combination of uses not specifically allowed in the underlying zoning district provided that the village board finds that the conditions, procedures and standards of this section are met and provided further that such use or combination of uses is clearly shown to be beneficial to the village and surrounding neighborhood.
- D. It is the purpose of planned developments to enable the granting of certain allowances or modifications from the basic provisions of this zoning title to achieve attractive and timely development in furtherance of the village's objectives and proposed land uses as stated in the comprehensive plan and policy resolutions of the village board.
- E. Through the flexibility of the planned development process, the village seeks to achieve the following specific objectives:
 - 1. Creation of a more desirable environment than would be possible through strict application of other village land use regulations.

2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
 3. Combination and coordination of the character, the form, and the relationship of structures to one another.
 4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation, and geologic features.
 5. Provision for the preservation and beneficial use of open space, or an increase in the amount of open space over that which would result from the application of conventional zoning regulations.
 6. Encouragement of land uses or combination of uses that maintain the existing character and property values of the village, and promote the public health, safety, comfort, and general welfare of its residents.
 7. Promotion of long term planning pursuant to a master plan which will allow harmonious and compatible land uses or combination of uses with surrounding areas.
- F. The development of village owned buildings or property shall be exempt from the requirements of this section. (Ord. 3587, 2-29-2016)

10-19-2: GENERAL PROVISIONS:

- A. No development of twenty thousand square feet or more of land area or gross floor area and no multi-family housing of any size shall be permitted unless approved as a planned development in accordance with this chapter. Provided, however, that: 1) this chapter shall not apply to the construction, reconstruction or remodeling of one single-family detached dwelling unless the proposed project is submitted pursuant to subsection B of this section, and 2) this chapter shall not apply to the reconstruction or restoration of any existing structure which is damaged to the extent of less than fifty percent of its value unless the proposed project is submitted pursuant to subsection B of this section.

The reconstruction or restoration of any existing multi-family housing which is damaged to the extent of fifty percent or more of its value shall be governed by this chapter and not subsection 10-5-7A2 of this title.

- B. The development of any parcel or tract of land in any zoning district, irrespective of size, may be submitted to the village for consideration as a planned development.
- C. Approval of a planned development permit must be obtained in accordance with the provisions of this section if both of the following conditions exist:

1. The proposed development involves a parcel of land held in common ownership with a contiguous parcel which obtained approval as a planned development within three years prior to the date of this application; and
 2. The parcel proposed for development, when combined with the contiguous parcel that is held in common ownership with the subject parcel, equals or exceeds the general provisions contained in subsection A or B of this section.
- D. Each planned development should be presented and judged on its own merits. It shall not be sufficient to base justification for approval of a development upon an already existing planned development except to the extent such development has been approved as part of a master plan.
- E. The burden of providing evidence and persuasion that any planned development permit is necessary and desirable shall in every case rest with the applicant.
- F. Buildings and uses or combination of uses within a planned development shall be limited solely to those approved as part of the zoning ordinance granting a planned development permit provided, however, that any buildings and uses or combination of uses in compliance with the master plan approved as part of the zoning ordinance granting a planned development permit may be approved by the development review board and the village board of trustees.
- G. G. Any applicant shall be subject to a penalty of up to seven hundred fifty dollars per day to be assessed against the applicant and recorded as a lien against the applicant's property in the village for failure to comply with any condition, contingency or master plan submitted by the applicant or imposed by the village to comply with this chapter. (Ord. 3587, 2-29-2016)

10-19-3: STANDARDS FOR REVIEW:

An application for approval as a planned development shall be granted by the board of trustees only if it finds that the applicant has demonstrated that at a minimum the proposed use or combination of uses complies with the following standards:

- A. The proposed use or combination of uses is consistent with the goals and policies of the comprehensive plan;
- B. The establishment, maintenance, or operation of the use or combination of uses will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the residents of the village;
- C. The proposed use or combination of uses will not diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses which are permitted by this zoning title;

- D. The establishment of the proposed use or combination of uses will not impede the normal and orderly development and improvement of surrounding properties for uses or combination of uses otherwise permitted in the zoning district;
- E. The proposed use or combination of uses will not diminish property values in the vicinity;
- F. Adequate utilities, road access, drainage, police and fire service and other necessary facilities already exist or will be provided to serve the proposed use or combination of uses;
- G. Adequate measures already exist or will be taken to provide ingress and egress to the proposed use or combination of uses in a manner that minimizes traffic congestion in the public streets;
- H. The proposed use or combination of uses will be consistent with the character of the village;
- I. Development of the proposed use or combination of uses will not materially affect a known historical or cultural resource;
- J. The design of the proposed use or combination of uses considers the relationship of the proposed use or combination of uses to the surrounding area and minimizes adverse effects, including visual impacts of the proposed use or combination of uses on adjacent property;
- K. The design of the proposed use or combination of uses promotes a safe and comfortable environment for pedestrians and individuals with disabilities; (Ord. 3741, 4-22-2019)
- L. The applicant has the financial and technical capacity to complete the proposed use or combination of uses and has made adequate provisions to guarantee the development of any buffers, landscaping, public open space, and other improvements associated with the proposed use or combination of uses;
- M. The proposed use or combination of uses is economically viable and does not pose a current or potential burden upon the services, tax base, or other economic factors that affect the financial operations of the village, except to the extent that such burden is balanced by the benefit derived by the village from the proposed use; and
- N. The proposed use or combination of uses will meet the objectives and other requirements set forth in this chapter.
- O. Except as provided in subsection 10-19-4B of this chapter, no planned development containing multi-family housing shall be approved unless the following standards are met:
 - 1. At least 2.5 parking spaces per dwelling unit are provided for. This requirement may be met by a contract, easement or other device providing permanent rights to off-site parking; and

2. No less than two thousand eight hundred square feet of land area shall be provided for each residential unit. A parking area which meets the requirements of subsection O1 of this section may be used in meeting this requirement; and
3. One of the following criteria is met:
 - a. If the underlying zoning district is C1, C2 or C3, the proposed development provides for space devoted exclusively to retail sales;
 - b. The total number of parking spaces on the site is increased from that existing at the time of the application.
4. The requirements of this subsection O may be met using more than one site within the village and as part of a master plan submitted by the applicant with the application. (Ord. 3587, 2-29-2016)

10-19-4: SITE DEVELOPMENT ALLOWANCES:

- A. Site development allowances, i.e., alterations or variations from the underlying zoning provisions set forth outside this chapter may be approved provided the applicant specifically identifies each such site development allowance and demonstrates how each such site development allowance would be compatible with surrounding development and is in furtherance of the stated objectives of this section.
- B. A waiver may be granted for any of the requirements set forth in subsection 10-19-30 of this chapter for any planned development containing multi-family housing which replaces an existing structure on the same site containing multi-family housing or submitted by the applicant as part of a master plan. (Ord. 3587, 2-29-2016)

10-19-5: PROCEDURES:

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

- A. Prefiling Review and Transmittal of Application:
 1. Conference:
 - a. A prospective applicant, prior to submitting a formal application for a planned development, shall meet for a prefiling conference(s) with the zoning administrator and any other village official designated by the village administrator. The purpose of the conference(s) is to help the applicant understand the planned development process, comprehensive plan, the zoning title, the site development allowances, the standards by which the application will be evaluated, and the application requirements.

- b. After the initial prefilling conference, the prospective applicant shall introduce their project to the village board of trustees. The village board may provide feedback to the applicant and shall refer the application to the village's economic development commission in accordance with the village's policy of economic development commission duties pertaining to development.
 - c. After reviewing the planned development process, the applicant may request a meeting with the village staff and the development review board to discuss a request for waiver of any application requirement which in the applicant's judgment should not apply to the proposed development. Such request shall be made in writing prior to the submission of the formal application documents.
 - d. All requests for waiver shall be reviewed and acted upon by the development review board. A final determination regarding the waiver shall be given to the prospective applicant within five working days following the completion of the development review board's deliberation and decision.
 - e. The applicant, prior to submitting a formal application for a planned development, may be required to schedule a meeting to discuss the proposed development and its impact on area residents. If such a meeting is required, the applicant shall send a written notice of the meeting to all property owners within five hundred feet of the proposed development. Such notice shall be mailed not less than fifteen days prior to the date of the meeting. A copy of the notice and mailing list shall be provided to the zoning administrator. A written summary of comments made at the meeting shall be maintained and submitted by the applicant with the application.
2. Development Review Board: The zoning administrator shall confer with the chairman of the development review board on all applications. Upon the determination of both the zoning administrator and the chairman, the development review board may conduct its own prefilling conference(s).
3. Filing Of Application: Following the completion of the prefilling conference(s), the applicant shall file an application for a planned development in accordance with section 10-19-6 of this chapter. The zoning administrator may deliver copies of the application to other appropriate village departments for review and comment.
4. Deficiencies: The zoning administrator shall determine whether the application is complete. If the zoning administrator determines that the application is not complete, he shall notify the applicant in writing of any deficiencies and shall take no further steps to process the application until the deficiencies are remedied.
5. Report On Compliance: A copy of the complete application and a written report incorporating the comments of village staff and other agencies regarding the compliance of the proposed development with the requirements and standards of this section shall be delivered to the development review board prior to the public hearing.

6. **Determination Not Binding:** Neither the zoning administrator's determination that an application is complete nor any comment made by the zoning administrator, staff or the development review board at a prefilling conference or as part of the review process shall be intended or construed as a formal or informal recommendation for the approval of a planned development permit for the proposed development, or component part thereof, nor shall be intended or construed as a binding decision of the village, the development review board or any staff member.

B. Review and Action by the Development Review Board:

1. Upon receiving the report from the zoning administrator, the development review board shall hold at least one public hearing on the proposed planned development. Notice of the public hearing shall be provided and the public hearing shall be conducted in accordance with the provisions of this section, state law and rules of procedure adopted by the development review board, which rules shall not be inconsistent with this section and state law.
2. Notice of the required public hearing shall be published by the village fifteen to thirty days before the scheduled hearing in a newspaper published in the village or if there is none, then in a newspaper of general circulation in the village and shall contain the following information:
 - a. The identification number designation of the application;
 - b. The date and time of the public hearing;
 - c. The location of the public hearing; and
 - d. The general location of the property, the legal description of the property and its street address, if applicable, and a short description of the proposed development and purpose of the public hearing.
3. Notice of the required public hearing shall also be provided by the village by posting a sign or signs on the property no less than fifteen days before the public hearing. The sign shall be weatherproof and contain the following information:
 - a. The date and time of the public hearing;
 - b. The location of the public hearing;
 - c. The general location of the property including street address, if applicable; and
 - d. A short description of the proposed development and purpose of the public hearing.

The removal or knocking down (by the village or others) of the sign after posting but

before the hearing shall not invalidate, impair, or otherwise affect any planned development permit subsequently granted following such public hearing.

4. Notice of the public hearing and the application shall be posted to the village's website at least fifteen days before the public hearing.

The removal or unavailability of such notice on the village's website prior to the start of the public hearing, shall not invalidate, impair, or otherwise affect any planned development permit subsequently granted following such public hearing.

5. Notice of the required public hearing shall also be provided by the applicant by regular mail to the owners of record of the property which is the subject of the application (if different than the applicant), and the owners of all property within five hundred feet of the subject property as shown on the written list provided by the applicant pursuant to the requirements of 65 Illinois Compiled Statutes 5/11-13-7 of the Illinois municipal code (such notice should be sent to the owners as recorded in the office of the recorder of deeds or the registrar of zoning ordinances of Cook County and as they appear from the authentic tax records of Cook County, as shown on the list prepared by the applicant as required in 65 Illinois Compiled Statutes 5/11-13-7 of the Illinois municipal code). The applicant shall be required to submit to the village a search by a reputable zoning ordinance company or other evidence satisfactory to the village indicating the identity of all such owners required to receive notice, and an affidavit certifying that the applicant has complied with the requirements of 65 Illinois Compiled Statutes 5/11-13-7 of the Illinois municipal code. Such notice shall contain the information as is required in subsection B2 of this section and shall be mailed not more than thirty nor less than fifteen days prior to the date of the public hearing. The notice shall also include the name and address of the applicant for the planned development. The applicant shall provide the zoning administrator with proof of mailing of the mailed notice required herein before the public hearing starts.
6. The development review board shall review the application, the standards and requirements established by this section, the report of the zoning administrator, and any oral and written comments received by the development review board before or at the public hearing. Within forty five days following the close of the public hearing, the development review board shall make specific written findings addressing each of the standards set forth in section 10-19-3 of this chapter and transmit such findings, together with a recommendation of approval, approval with conditions, or disapproval to the board of trustees.

C. Review and Action by the Board of Trustees:

1. The applicant shall, at its own cost, give advance written notice of the first meeting of the village board where the planned development application will be considered by regular mail to the owners of record of the property which is the subject of the application (if different from the applicant), and the owners of all property within five hundred feet of

the subject property, not less than seven days prior to the date of the first village board meeting. This requirement is enacted to assure the most complete public notice possible for the proposed application for a planned development, it is not required by state law. Accordingly, any failure to comply with this subsection shall not invalidate, impair or otherwise affect any planned development permit subsequently granted following such meetings. The applicant shall provide the zoning administrator with proof of mailing of the mailed notice required herein, which proof shall be provided prior to the start of the first meeting of the village board where the planned development application will be considered.

2. Within seven to sixty days after receiving the receipt of the report and recommendation of the development review board, and without further public hearing, the board of trustees may deny the application, may refer the application to the development review board for further review, may postpone further consideration pending the submittal of additional information including any application requirement previously waived by the development review board or may adopt a zoning ordinance approving the planned development permit.
3. Any action taken by the board of trustees pursuant to subsection C2 of this section shall require the concurrence of a majority of all the trustees of the village then holding office, including the village president; however, if the planned development fails to receive the approval of the development review board, the ordinance shall not be approved except by a favorable majority vote of all trustees then holding office.
4. 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. (Ord. 3587, 2-29-2016)

10-19-6: APPLICATION REQUIREMENTS:

- A. An application for a planned development may only be filed by one who has an ownership interest, or the agents thereof; or any contract purchaser or anyone holding an option to purchase the parcel of land on which the use or combination of uses is to be located; or any unit of government which either owns the parcel or which is not the owner of the parcel but proposes to acquire the parcel by purchase, gift, or condemnation; or any developer or development team which has entered into a redevelopment agreement with the unit of local government seeking to acquire the parcel.

- B. Applications for a planned development shall be filed with the zoning administrator in such form and accompanied by such information, with sufficient copies, as shall be established from time to time by the village. Every application shall contain at a minimum the following information and related data:
1. The names and addresses of the owner of the subject property, the applicant and all persons having an ownership or beneficial interest in the subject property and proposed development.
 2. A statement from the owner, if not the applicant, approving the filing of the application by the particular applicant.
 3. A survey, legal description and street address of the subject property.
 4. A statement 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.
 5. A scaled site plan showing the existing contiguous land uses, natural topographic features, zoning districts, public thoroughfares, transportation and utilities.
 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.
 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.
 8. A landscaping plan showing the location, size, character and composition of vegetation and other material.
 9. The substance of covenants, easements, and other restrictions existing and any to be imposed on the use of land, including common open space, and buildings or structures.
 10. A schedule of development showing the approximate date for beginning and completion of each stage of construction of development.
 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.

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.
 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.
 14. Copies of all environmental impact studies as required by law.
 15. An analysis reporting the anticipated demand on all village services.
 16. A plan showing off site utility improvements required to service the planned development, and a report showing the cost allocations for those improvements.
 17. A site drainage plan for the developed tract.
 18. A list of the site development allowances sought.
 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.
- C. The applicant may submit a written request for waiver of any application requirement in accordance with subsections 10-19-5A1c and A1d of this chapter. The decision of the development review board shall be final regarding the approval or denial of the request. However, the development review board's decision regarding the request for a waiver of an application requirement does not preclude the village board from requesting that same information or any additional information it deems applicable for its review of the planned development application.
- D. Every application must be accompanied by a fee in such amount as established from time to time by the village board to defray the costs of providing notice and contracting with independent professionals to review applications as required. Such professional costs may include, but are not limited to, engineering, legal fees, traffic analyses, environmental impact studies, land use design or other similarly related professional studies. Additional materials

may be required during the review of a proposed planned development if determined necessary by the development review board or the village board. (Ord. 3587, 2-29-2016)

10-19-7: EFFECT OF APPROVAL OR DENIAL:

- A. Approval of the planned development permit by the board of trustees authorizes the applicant to proceed with any necessary applications for building permits, certificates of occupancy, and other permits which the village may require for the proposed development. The zoning administrator shall review applications for these permits for compliance with the terms of the planned development permit granted by the board of trustees. No permit shall be issued for development which does not comply with the terms of the planned development permit.
- B. The village board shall direct the zoning administrator to revise the official zoning map to reflect the existence and boundaries of each planned development permit granted.
- C. An approval of a planned development permit by the board of trustees shall be null and void if the recipient does not file an application for a building permit for the proposed development within nine months after the date of adoption of the zoning ordinance approving the development permit.
- D. An approval of a planned development permit by the board of trustees shall be null and void if construction has not commenced within fifteen months and is not completed within thirty-three months after the date of adoption of the zoning ordinance approving the planned development permit.
- E. An approval of a planned development permit with a phasing plan shall be null and void if construction has not commenced or is not completed in accordance with the terms of that phasing plan.
- F. An approval of a planned development permit with a master plan shall be null and void if construction has not commenced or is not completed in accordance with the terms and conditions contained in the master plan.
- G. An extension of the time requirements stated in subsections C, D, and E of this section may be granted by the board of trustees for good cause shown by the applicant, provided a written request is filed with the village at least four weeks prior to the respective deadline.
- H. A planned development permit shall be null and void if the use or combination of uses for which the approval was granted ceases for a period of one year.
- I. No application for a planned development which was previously denied by the board of trustees shall be considered by the development review board or the board of trustees if it is resubmitted in substantially the same form and/or content within two years of the date of such prior denial.

1. The zoning administrator shall review the application for a planned development and determine if the application is or is not substantially the same. An applicant has the right to request a hearing before the village board to appeal the determination of the zoning administrator, provided a petition for appeal is filed in writing to the zoning administrator within ten days of the decision.
2. The board shall affirm or reverse the determination of the administrator regarding whether the new application is in substantially the same form within thirty days of receipt of a petition for appeal.
3. If it is determined that the new application is not substantially in the same form, then the applicant is entitled to submit an application and have it reviewed in accordance with the provisions of section 10-19-5 of this chapter. (Ord. 3587, 2-29-2016)

10-19-8: AMENDMENTS AND ALTERATIONS TO APPROVED PLANNED DEVELOPMENT PERMITS:

- A. Except as provided in subsection B of this section, any modifications to a project operating under an approved planned development permit or any addition to or expansion of a project operating under an existing planned development permit shall require separate review and approval under the provisions of this section.
- B. A minor change is any change in the site plan or design details of a project operating under an approved planned development permit which is consistent with the standards and conditions applying to the project and which does not alter the concept or intent of the project.

A change is not minor if it, with regard to the approvals granted in the planned development permit:

1. Increases the density;
2. Increases the height of buildings, unless the proposed height change is less than or equal to the lesser of: a) the height permitted in the property's zoning district regulations in effect as of the date the planned development permit is approved, or b) the height permitted in the property's zoning district regulations in effect as of the date the minor amendment is requested;
3. Increases the footprint of a building;
4. Modifies the proportion of housing types;
5. Reduces the number of parking spaces;
6. Creates a greater demand or burden on village services or alters the alignment of roads;

7. Increases the amount of stormwater conveyed to the village's stormwater sewer system;
or
8. Amends final governing agreements, provisions or covenants, or provides any other change inconsistent with any standard or condition imposed by the board of trustees in approving the planned development permit.

A minor change may be approved by the zoning administrator without obtaining separate approval by the board of trustees. In addition, the village board may, after reviewing the request for a minor change made by the village staff or the applicant, direct the village administrator to process the minor change administratively. A minor change that would constitute a variation under the zoning title may only be approved at the direction of the village board. Any minor change approved by the zoning administrator shall be reported to the village board. (Ord. 3587, 2-29-2016)

March 11, 2022

1. *Names and addresses of the owner(s) of the subject property (or properties), the applicant and all persons having an ownership or beneficial interest in the subject property (or properties) and proposed development.*

Property Owner and Applicant

River Forest Tennis Club (RFTC)
615 North Lathrop
River Forest, IL 60305

RFTC President

Carrie Raeder
719 Keystone
River Forest, IL 60305
(708)466-6008

RFTC Standing Buildings and Grounds Committee Representative

Maggie Kelly
734 North Oak Park Avenue
Oak Park, IL 60302
(312)315-4730

Architectural Firm

Mark Zinni Architects, Ltd.
Mark Zinni, Owner
428 Marengo, Unit 1E
Forest Park, IL 60130
(708)366-2416

2. *Statement from the owner(s) of the subject property (or properties), if not the applicant, approving the filing of the application by the particular applicant.*

The River Forest Tennis Club is the applicant.

3. *Survey of the property (or properties) included in the application.*

See the attached Plat of Survey by McTigue & Spiewak, dated June 20, 2007.
(See Exhibit 1).

4. *Legal description of the property (or properties) included in the application.*

As shown on the Plat of Survey:

Block 15 in County Clerk's Division of Block 15 in Quick's Subdivision of part of the Northeast ¼ of Section 12, Township 39 North, Range 12 east of the Third Principal Meridian, in Cook County, Illinois.

Total Land Area: ±160,017 sq.ft. (3.673 acres)

Commonly Known As: 615 Lathrop Ave., River Forest, IL

5. *Street address of the subject property (or properties) included in the application.*

615 Lathrop Ave., River Forest, IL

6. *A statement indicating compliance of the proposed development to the Comprehensive Plan. Evidence of the proposed project's compliance should be provided in specific detail with each of the standards and objectives of this Section.*

The River Forest Tennis Club's proposed exterior beautification plan is in compliance with the Village's Comprehensive Plan. We have read through the Comprehensive Plan, and have specifically highlighted several areas in which we believe our proposed plan directly reflects the goals of the Village. See the attached Existing Plan and Land-Use Plan excerpts from the Village of River Forest Comprehensive Plan. The plans described the site location as Private Open Space and Private Recreation. The use remains the same. (See Exhibits 2A and 2B).

In addition, the RFTC proposed plan addresses many of the "Core Principles" "Community Values" and "Core Objectives" stated in the Comprehensive Plan:

Strengthening our community character, identity, and unique sense of place. By maintaining and enhancing our grounds, RFTC remains careful stewards of an architecturally significant and unique property in River Forest. We believe that this project will enhance the utility and accessibility of our historic facility, reduce the carbon footprint of our members, and enhance the beauty of both the Club and the surrounding neighborhood. The project will not alter the exterior of the clubhouse building, it will not remove any trees, and it will not reduce parking.

Embracing our role as stewards of the environment. With the addition of native and drought-resistant plantings, as well as an increase in permeable surface, RFTC remains committed to protecting and enhancing the natural environment.

Striving for a safe and healthy community. This project will provide new bike racks in order to encourage community members and guests to bike rather than drive to the club. Part of the RFTC plan includes the widening of pedestrian gateways to provide better access for pedestrians and bicyclists. A wider entrance will allow for safe passage as people are arriving and leaving club. The downlights at the top of pillars will provide soft low light to help with visibility in the early evening hours for both pedestrians and bicyclists.

Strengthening our property values and enhancing our quality of life. The RFTC plan will beautify the grounds, resulting in visually enhancing both the club and the surrounding neighborhood.

Ensure the quality, stability, and attractiveness of residential neighborhoods. The RFTC plan will serve to increase the quality of the club grounds and elevate the attractiveness of the neighborhood.

Protect and enhance the historic and architectural heritage and significance of the Village's built environment. The RFTC remains steadfast in its commitment to protect and enhance the history and significance of our site. We are not altering the exterior of our building in this project. The native plants used in the project will be in alignment with historic and accurate Prairie School plantings embraced by Frank Lloyd Wright.

"Community facilities and institutions are a defining part of River Forest's overall community character and an important component of the Land Use Plan. The Land Use Plan anticipates that these uses will remain largely as they currently exist in the Village." The RFTC has a deep understanding and respect for the community character of River Forest. We understand our role in maintaining our club grounds as an important component of the village plan.

Section 8 of the Comprehensive Plan notes that these existing community facilities and institutions, including RFTC ***"... are significant and contribute immeasurably to the Village's overall character, heritage, architectural diversity, identity and sense of place. These architectural and historic assets also strengthen local tourism, bringing visitors to our community from across the world."*** The RFTC proposed plan embraces the significance of the Village's rich architectural history, and serves to enhance and protect it.

Enhance and protect existing open spaces, green spaces, and eco systems. This should include the improvement of schools, public buildings, and parks with native plant species and landscaping. The RFTC proposed landscape plan increases our current permeable space. We have specifically selected native plantings that will thrive and support the ecosystem, while also having the added benefit of historical accuracy.

7. *A scaled site plan (or plans) showing the following elements:*

A. *Contiguous land uses.*

Residential to the west and east, Roosevelt Middle School to the north and First Presbyterian Church to the south. (See Exhibits 2A and 2B).

B. *Natural topographic features.*

There are no distinguishable topographical features. None are changed in the proposed development.

C. Zoning districts (a zoning map generally satisfies this requirement).

See the attached Village of River Forest Zoning Map. R2 - Residential to the west and east, PRI – Public/Recreational/Institutional to the north and south. (See Exhibit 3).

D. Public thoroughfares, transportation and utilities.

The site is bordered by Oak Street to the north, Jackson Avenue to the east, Quick Avenue to the south and Lathrop Avenue to the west. (See Exhibit 4A).

E. Lot area of the proposed development.

Total Land Area: ±160,017 sq.ft. (3.673 acres)

F. Required yards and setbacks, contour lines, common space and the location, bulk, and lot area coverage.

The impervious area of the proposed beautification project is 62.5 square feet less than the current impervious area.

Total Building Areas: ±13,093 sq.ft. = 8.2% lot coverage.

Total Impervious Areas: ±59,842 sq.ft. = 37.4% of lot area.

G. Heights of buildings and structures, heights of buildings in relation to neighboring properties and as seen from a pedestrian's view on the street.

The heights of the proposed structures are 5-foot trash enclosure. 6-foot entry gate and 10-foot practice board. (See Exhibit 4G thru 4I).

H. Number of parking spaces and loading areas.

The number of existing parking spaces provided is 35. The proposed number of reconfigured parking spaces remains 35. (See Exhibit 4C).

8. *Schematic drawings illustrating the design and character of all building elevations (with the measurements shown on the drawings indicating height of building, etc.), types of construction, and floor plans of all proposed buildings and structures. The drawings must 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.*

See the attached set of drawings. (See Exhibits 4A thru 4K).

9. *Photometric plan with specs/information about the lighting fixtures selected.*

The Entry Gate pier lighting is intended to be mostly decorative with a canopy covering, art glass enclosure and 60-watt equivalent lamp. The lights will be on a timer and only on seasonally. The recessed walkway lights will only light the walkways without spillage impacting the neighbors. (See Exhibit 4L).

10. Shadow study showing the impact of the proposed development on surrounding properties.

The proposed structures will have no shadows cast on adjacent properties.

11. Sign plan with specs/information about the size, colors, illumination, how the signage will be affixed, whether there will be any canopy signage or signage affixed/adhered to the windows, etc.

No new signage is proposed for the project.

12. Landscaping plan showing the location, size, character and composition of vegetation and other material. If there is no landscaping to be provided the application should include a statement to that effect.

The “New Landscape Areas” to be low-height annuals and perennials consistent with the existing prairie-style plantings. (Exhibit 5).

13. 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. If there are none, the application should include a statement to that effect.

There are no existing covenants, easements or other restrictions to the best of our knowledge, and none are proposed.

14. Schedule of development showing the approximate date for beginning and completion of each stage of construction of development.

Phase 1 (less Entry Gates) to begin May thru July, 2022, and September thru October, 2022. Phase 2 (Entry Gates) to begin April to June, 2023

15. Statement from the applicant 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.

RFTC is to record a certified copy of the zoning ordinance granting the planned development permit with the Cook County Recorder of Deed's Office and to provide evidence of said recording to the Village within 30 days of passage in the event that the proposed planned development is approved by Village Board.

16. *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.*

A Traffic Study waiver was granted by the River Forest Development Review Board (DRB).

17. *A professional economic analysis acceptable to the Village, including the following:*
- A. *Evidence of the financial capability of the applicant to complete the proposed development. If a lending institution is helping to fund the project, the application should provide a financial commitment letter that contains the following information:*
 - 1). *Name and address of the lending institution, borrower, identification of the development and its approximate location.*
 - 2). *Statement of commitment from the lending institution to the borrower.*
 - 3). *Amount of the construction loan and loan terms (i.e. duration, interest rate, and so on).*
 - 4). *Commitment expiration date.*
 - 5). *Conditions on the commitment.*

Please see attached letter from Forest Park Bank (Exhibit 6).

- B. *Evidence of the project's economic viability.*
- C. *An analysis summarizing the economic impact the proposed development will have upon Village infrastructure and operations.*
- D. *An analysis summarizing the economic impact of the proposed development on surrounding property values (independent third party analysis is preferred).*

Parts B, C and D were waived by the DRB

- E. *Applicants proposing a residential project should obtain independent third party analysis of the proposed planned development's possible impact to the schools.*

Part E is not applicable.

18. *Copies of all environmental impact studies as required by law. If none are required or known to be required at the time the application is filed, please include a statement to that effect.*

No environment impact study is required by law to the best of our knowledge.

19. *Analysis reporting the anticipated demand on all Village services (Police, Fire, Public Works, etc.).*

Not applicable (no additional demand on Village services due to this exterior beautification project is anticipated).

20. *Analysis reporting the anticipated demand on local elementary schools by residential projects. Any statements regarding the number of elementary school-aged children that will/will not be generated by a residential project should be substantiated with the underlying professional study/analysis used to reach the conclusion.*

Not applicable (no additional demand on the local elementary school due to this exterior beautification project is anticipated).

21. *A plan showing off-site utility improvements required to service the planned development, and a report showing the cost allocations for those improvements.*

Not applicable (no off-site utility improvements are planned for this exterior beautification project).

22. *A site drainage plan for the developed tract.*

A Site Drainage Plan is attached. (Exhibit 7).

23. *A written summary of residents' comments pertaining to the proposed application to serve as the official record of the neighbor meeting that the developer is required to hold.*

Please see attached comments from Neighbor Meeting on February 16, 2022 (Exhibit 8).

24. *A list of all site development allowances requested from the Village's zoning and sign ordinances.*

No allowances are requested.

25. *Payment of the planned development fee.*

This will be paid by RFTC as determined by the Village.

26. *A sample board of building materials, particularly those proposed for the exterior. Please note that the Village will consider the materials that are proposed and approved as part of the application and/or testimony the final building materials that must be installed during construction.*

The sample board with brick, limestone and cedar matching existing is provided.

Exhibit 1. Plat of Survey

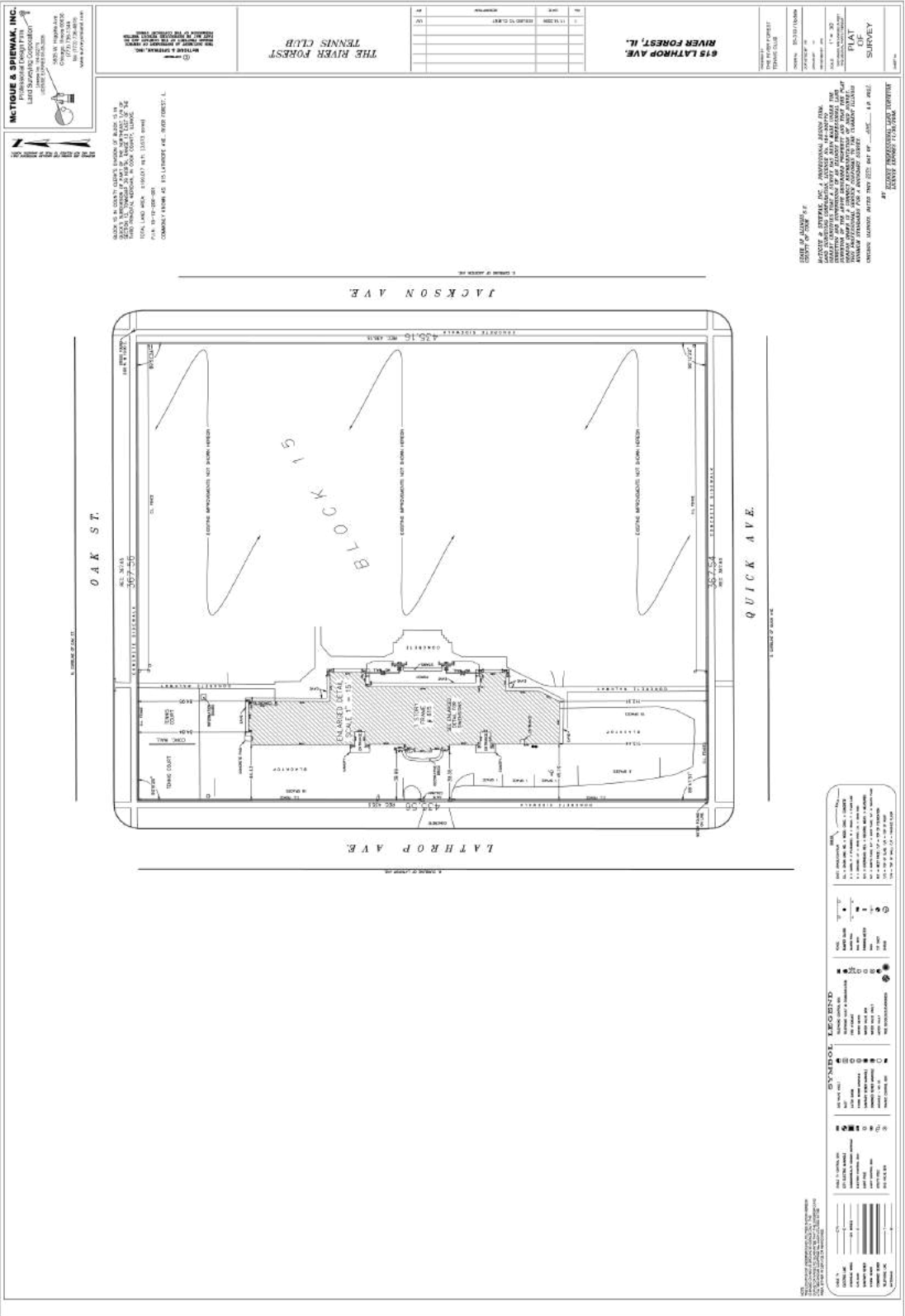


Exhibit 2. Existing Land Use

Figure 2:

Existing Land-Use

The Village of River Forest includes a diverse mix of residential, commercial, educational, open space, and public uses. Figure 2 illustrates existing land-use, based on field surveys undertaken by the Consultant in the Spring of 2002. The existing land-use pattern is an important consideration in assessing future improvement and development potentials within the Village.

Land Use Legend

- Single Family Residential
- Attached Single Family
- Multi-Family Residential
- Mixed-Use
- Commercial
- Parking
- School
- Park/Open Space
- Private Open Space
- Public/Semi-Public
- Forest Preserve
- Vacant
- Historic District Boundary



Figure 4

Land-Use Plan

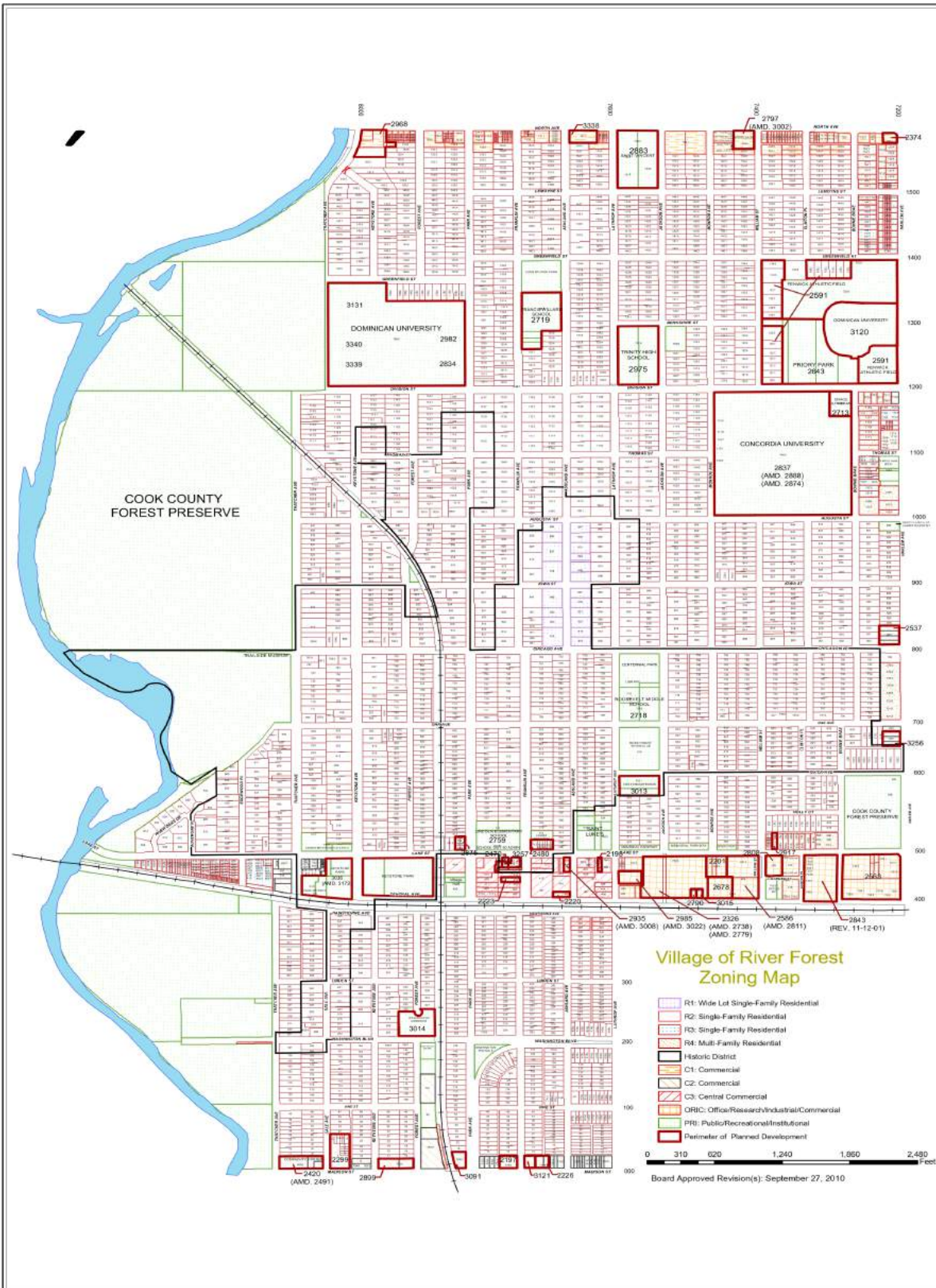
The Land-Use Plan for the Village of River Forest focuses on protecting and enhancing the quality single-family residential character of the community by recognizing the importance of its single-family neighborhoods and providing opportunities for quality multi-family residential environments in select locations. The Plan is intended to strengthen and reinforce the commercial and mixed-use character of its primary corridors, while continuing to support and enhance the parks, open space, public facilities, and institutional uses that contribute to the Village's overall quality of life.

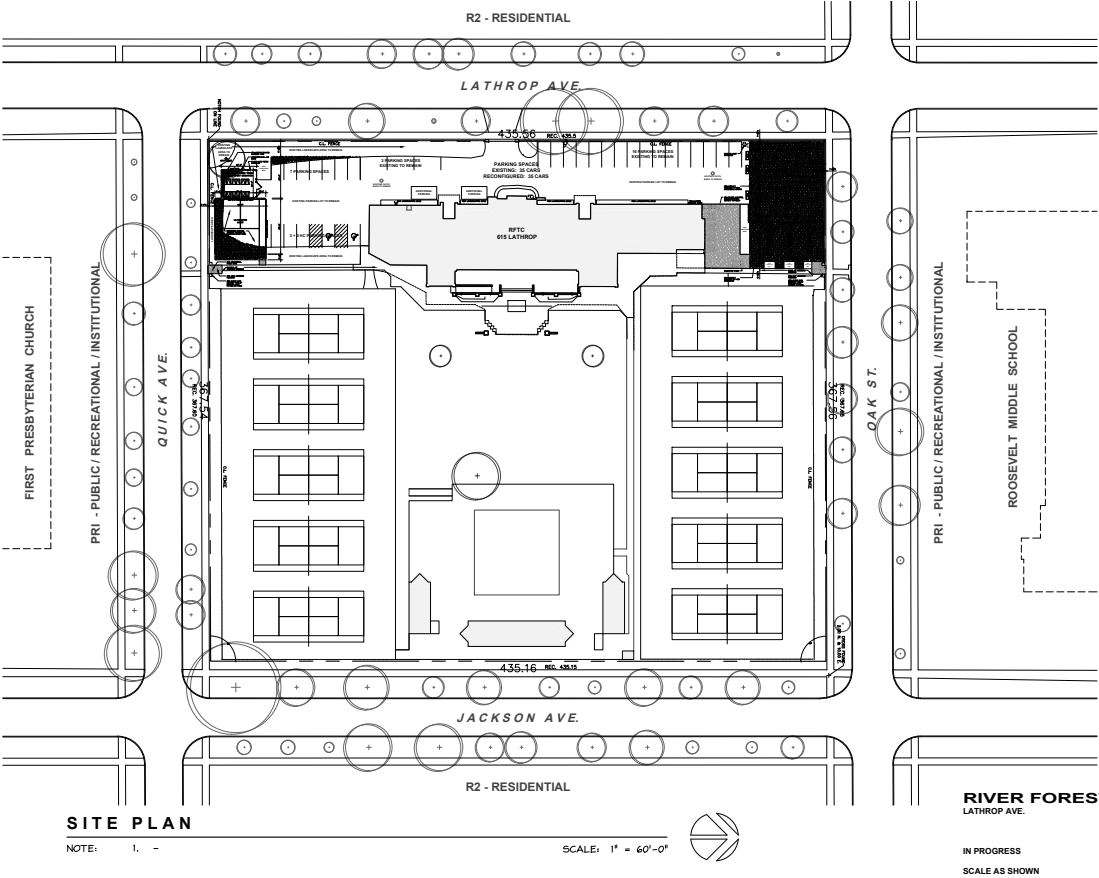
Land Use Legend

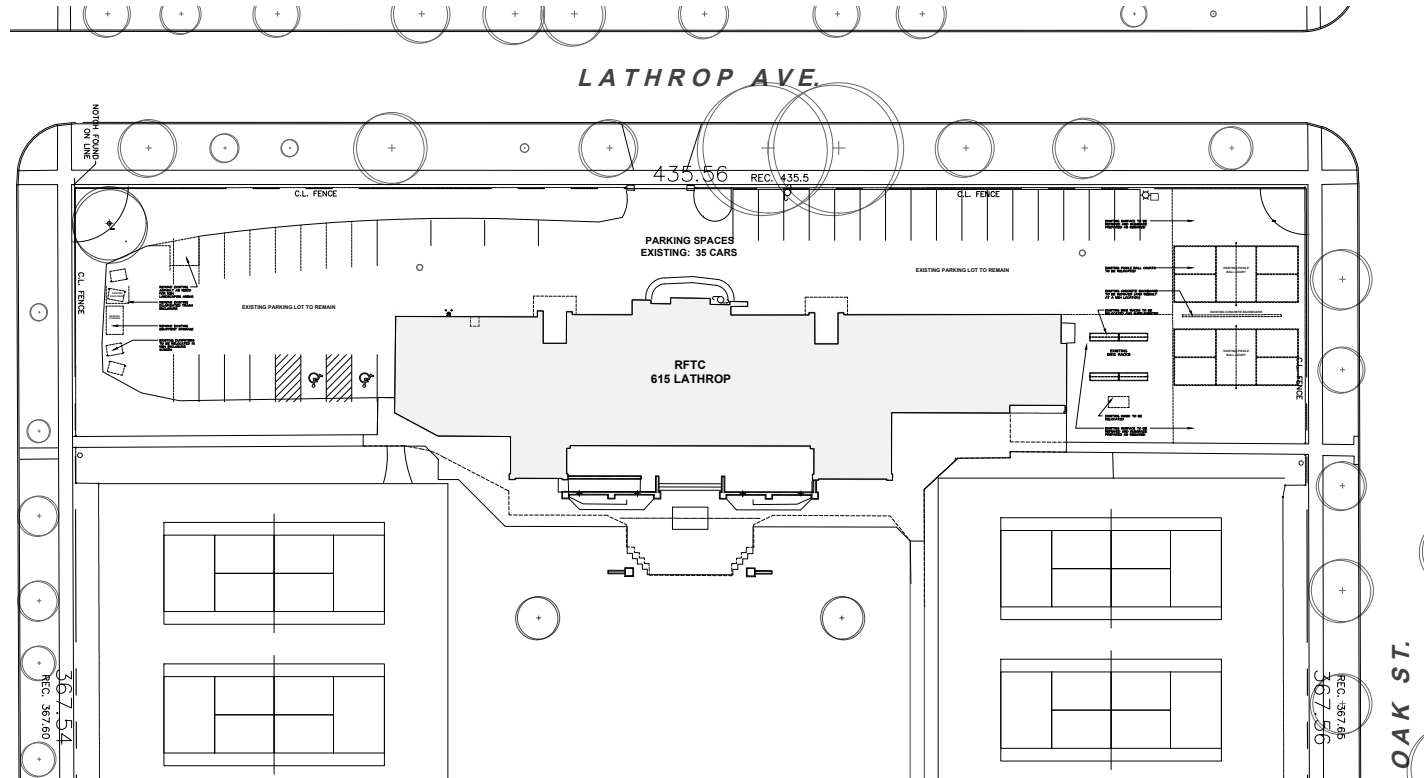
- Single Family Residential
- Single Family/Multi-Family
- Multi-Family Residential
- Commercial/Multi-Family
- Commercial
- Village Center Commercial
- Corridor Commercial
- School
- Park/Open Space
- Private Recreation
- Public/Semi-Public
- Forest Preserve
- Historic District



Exhibit 3. Zoning







PARTIAL SITE DEMO PLAN - WEST

NOTE: 1. -

SCALE: 1" = 30'-0"



RIVER FOREST TENNIS CLUB
LATHROP AVE.

IN PROGRESS
SCALE AS SHOWN

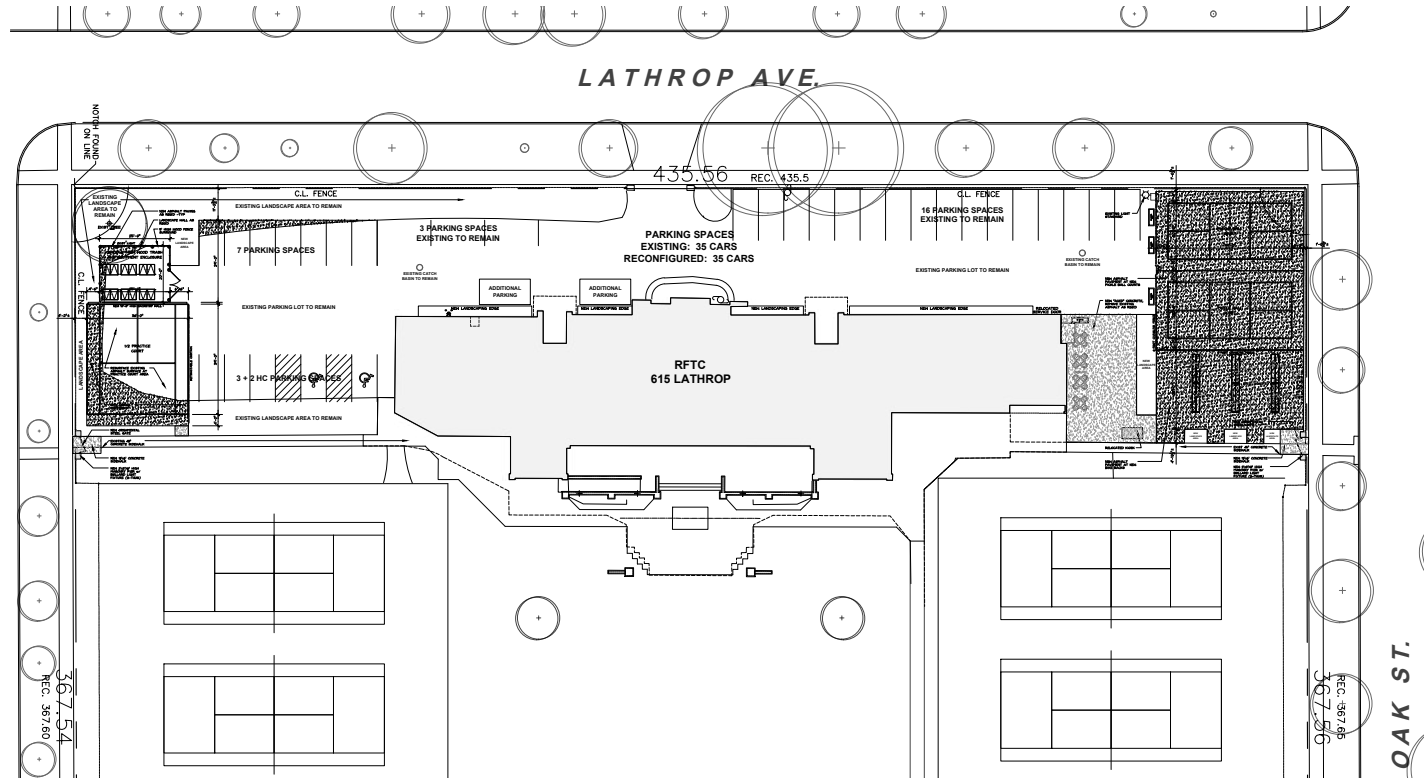
RIVER FOREST, IL

SITE DEMO

MZA 3-11-2022

EXHIBIT

4B



PARTIAL SITE PLAN - WEST

NOTE: 1. -

SCALE: 1" = 30'-0"



RIVER FOREST TENNIS CLUB
LATHROP AVE.

RIVER FOREST, IL

EXHIBIT

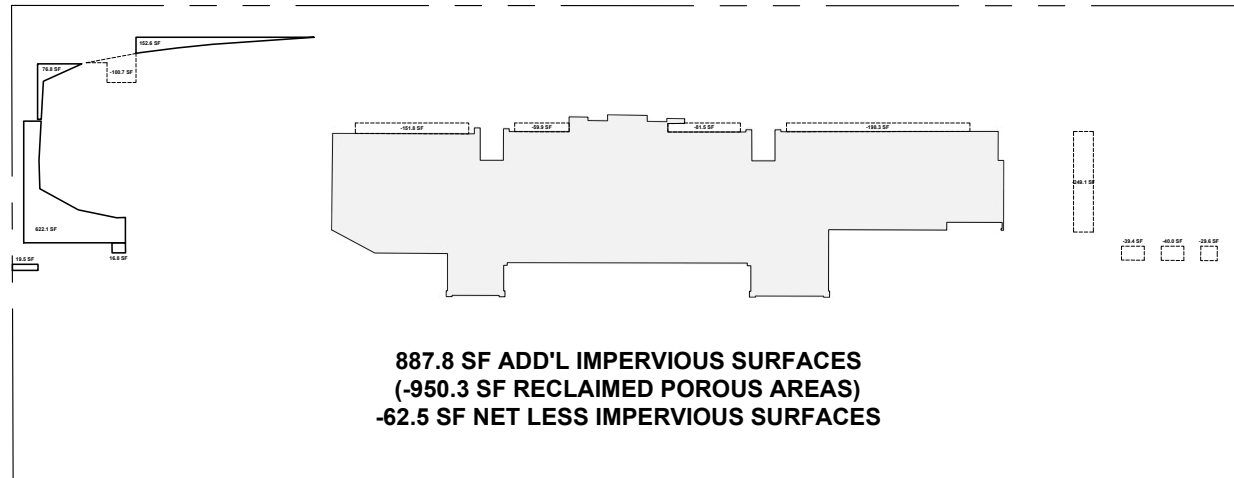
IN PROGRESS

SCALE AS SHOWN

PARTIAL SITE - WEST

MZA 3-11-2022

4C



ADDITIONAL IMPERVIOUS AREA PLAN - WEST

NOTE: 1. -

SCALE: 1" = 30'-0"



RIVER FOREST TENNIS CLUB
 LATHROP AVE.

RIVER FOREST, IL

IN PROGRESS

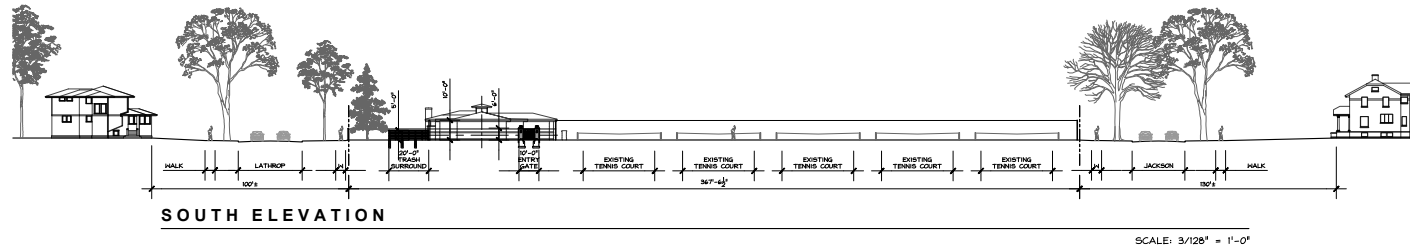
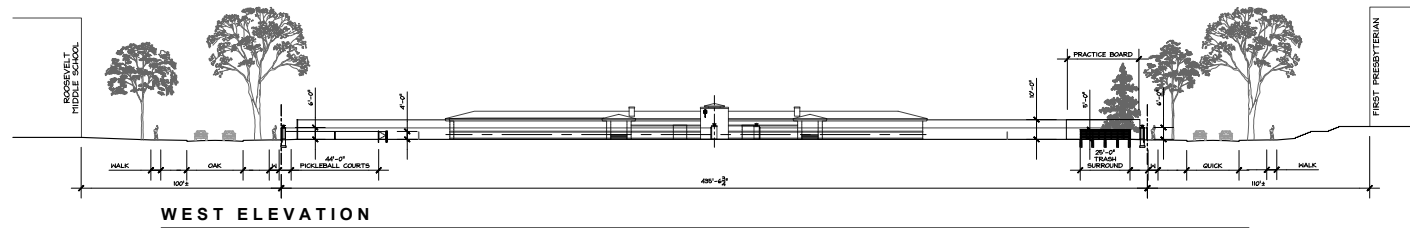
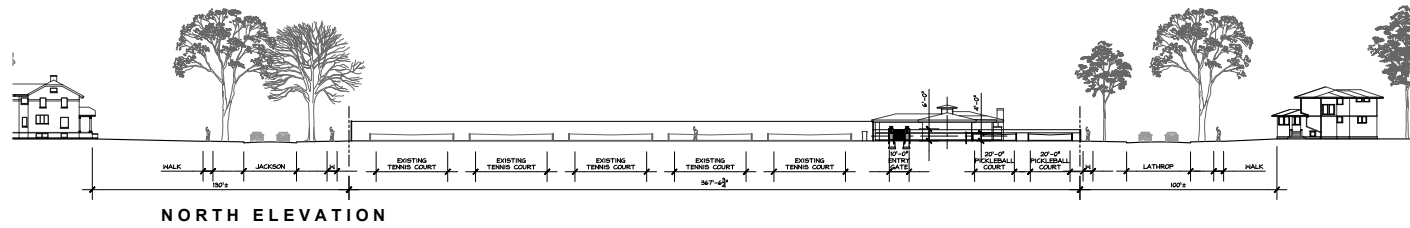
SCALE AS SHOWN

IMPERVIOUS AREA

MZA 3-11-2022

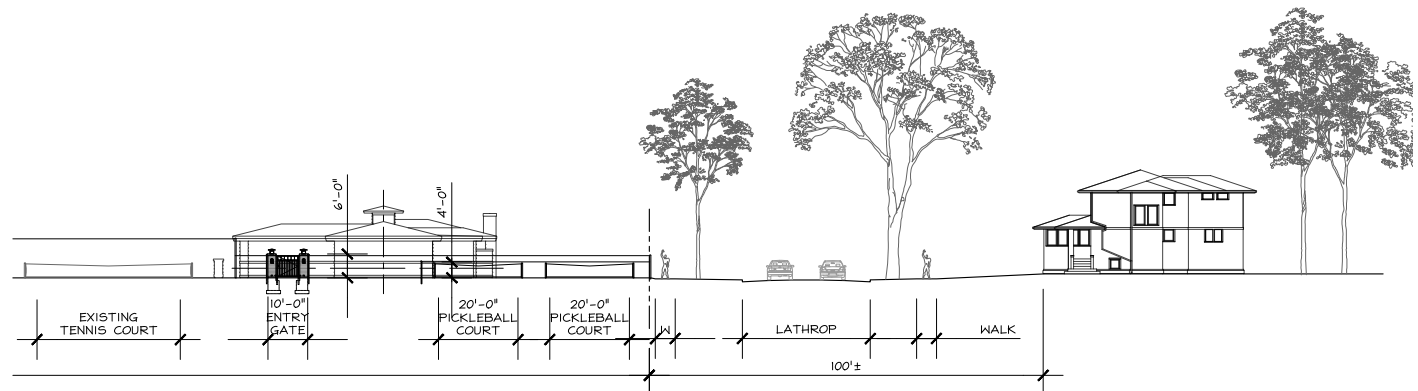
EXHIBIT

4F



RIVER FOREST TENNIS CLUB
 LATHROP AVE. RIVER FOREST, IL EXHIBIT
 IN PROGRESS ELEVATIONS
 SCALE AS SHOWN MZA 3-11-2022

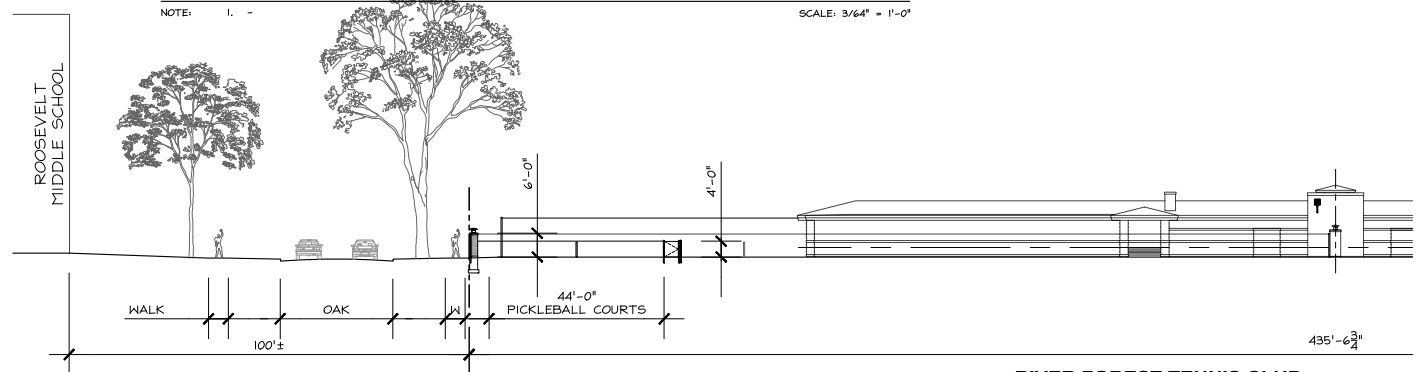
4G



NORTH ELEVATION - NORTHWEST CORNER

NOTE: 1. -

SCALE: 3/64" = 1'-0"



WEST ELEVATION - NORTHWEST CORNER

NOTE: 1. -

SCALE: 3/64" = 1'-0"

RIVER FOREST TENNIS CLUB
LATHROP AVE.

RIVER FOREST, IL

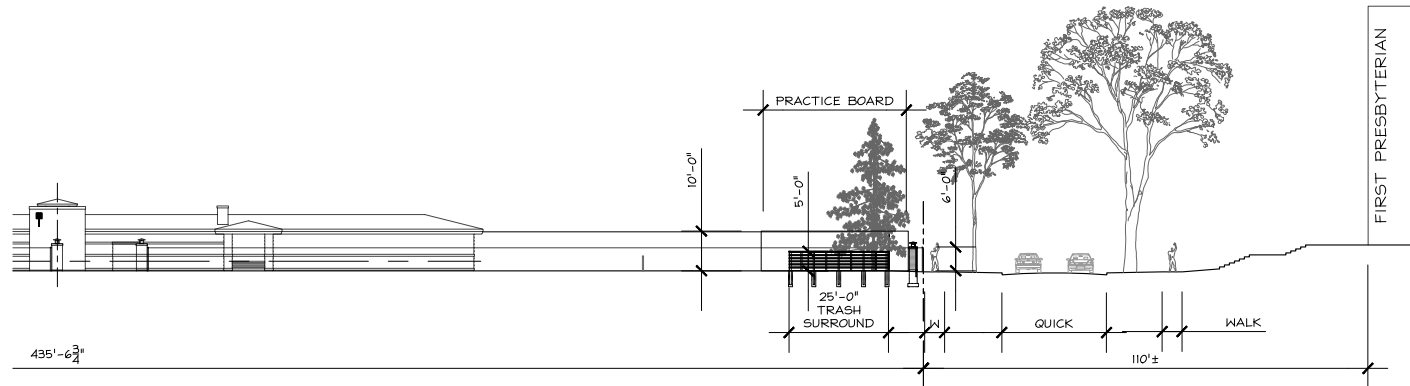
EXHIBIT

IN PROGRESS
SCALE AS SHOWN

NORTHWEST ELEVATIONS

MZA 3-11-2022

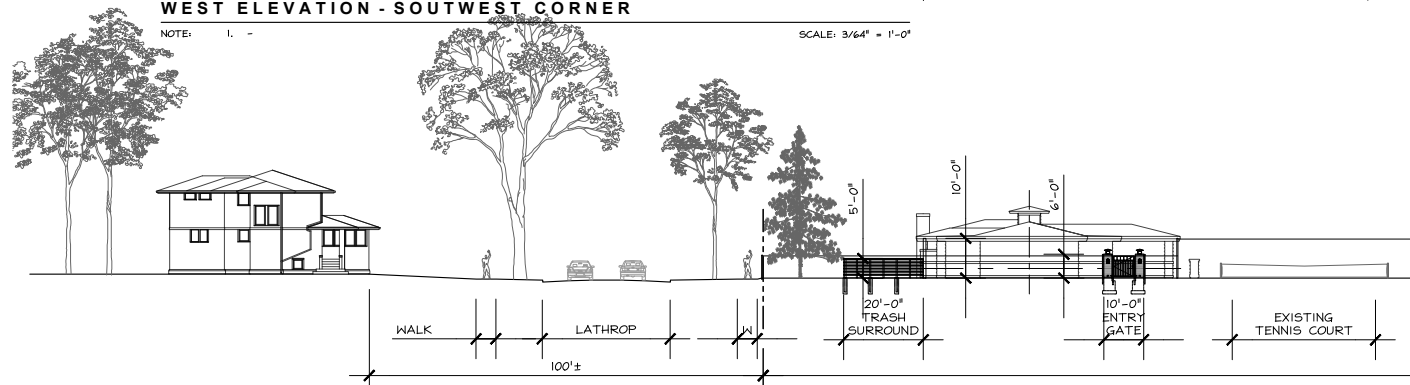
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WEST ELEVATION - SOUTHWEST CORNER

NOTE: 1. -

SCALE: 3/64" = 1'-0"



SOUTH ELEVATION - SOUTHWEST CORNER

NOTE: 1. -

SCALE: 3/64" = 1'-0"

RIVER FOREST TENNIS CLUB
LATHROP AVE. RIVER FOREST, IL

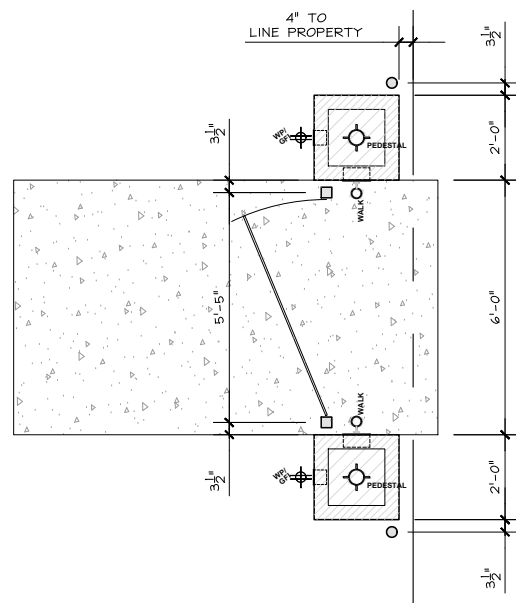
IN PROGRESS
SCALE AS SHOWN

SOUTHWEST ELEVATIONS

MZA 3-11-2022

EXHIBIT

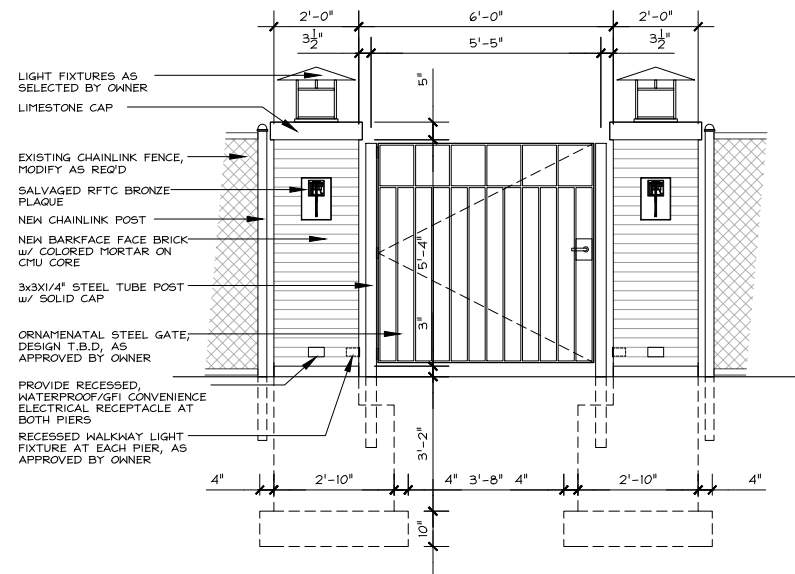
41



TYPICAL ENTRY GATE PLAN

NOTE: 1. -

SCALE: 1/2" = 1'-0"



TYPICAL ENTRY GATE ELEVATION

NOTE: 1. -

SCALE: 1/2" = 1'-0"

RIVER FOREST TENNIS CLUB
LATHROP AVE. RIVER FOREST, IL

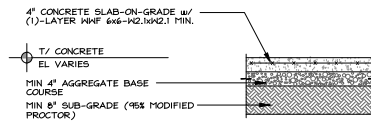
IN PROGRESS
SCALE AS SHOWN

ENTRY GATE DETAILS

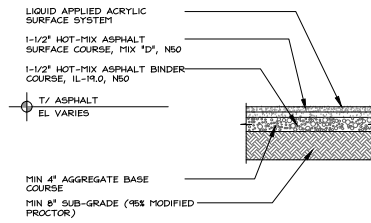
MZA 3-11-2022

EXHIBIT

4J

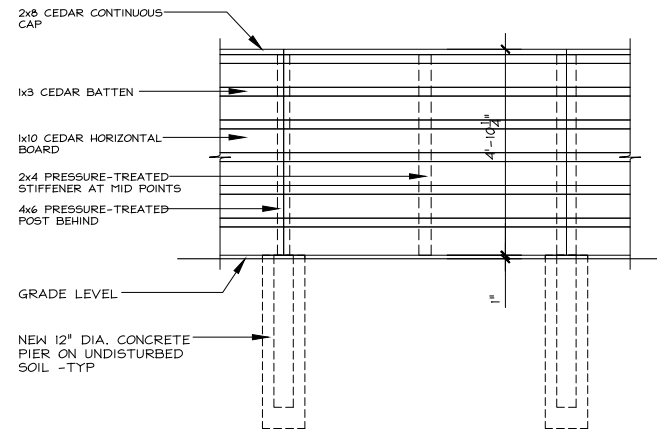


TYPICAL CONCRETE PAVEMENT DETAIL



TYPICAL ASPHALT PAVEMENT DETAIL

NOTE: 1. - SCALE: 1/2" = 1'-0"



TYPICAL ENCLOSURE SCREEN

NOTE: 1. - SCALE: 1/2" = 1'-0"

RIVER FOREST TENNIS CLUB
LATHROP AVE. RIVER FOREST, IL

IN PROGRESS
SCALE AS SHOWN

DETAILS
MZA 3-11-2022

EXHIBIT

4K

Exhibit 5. Landscaping Plan

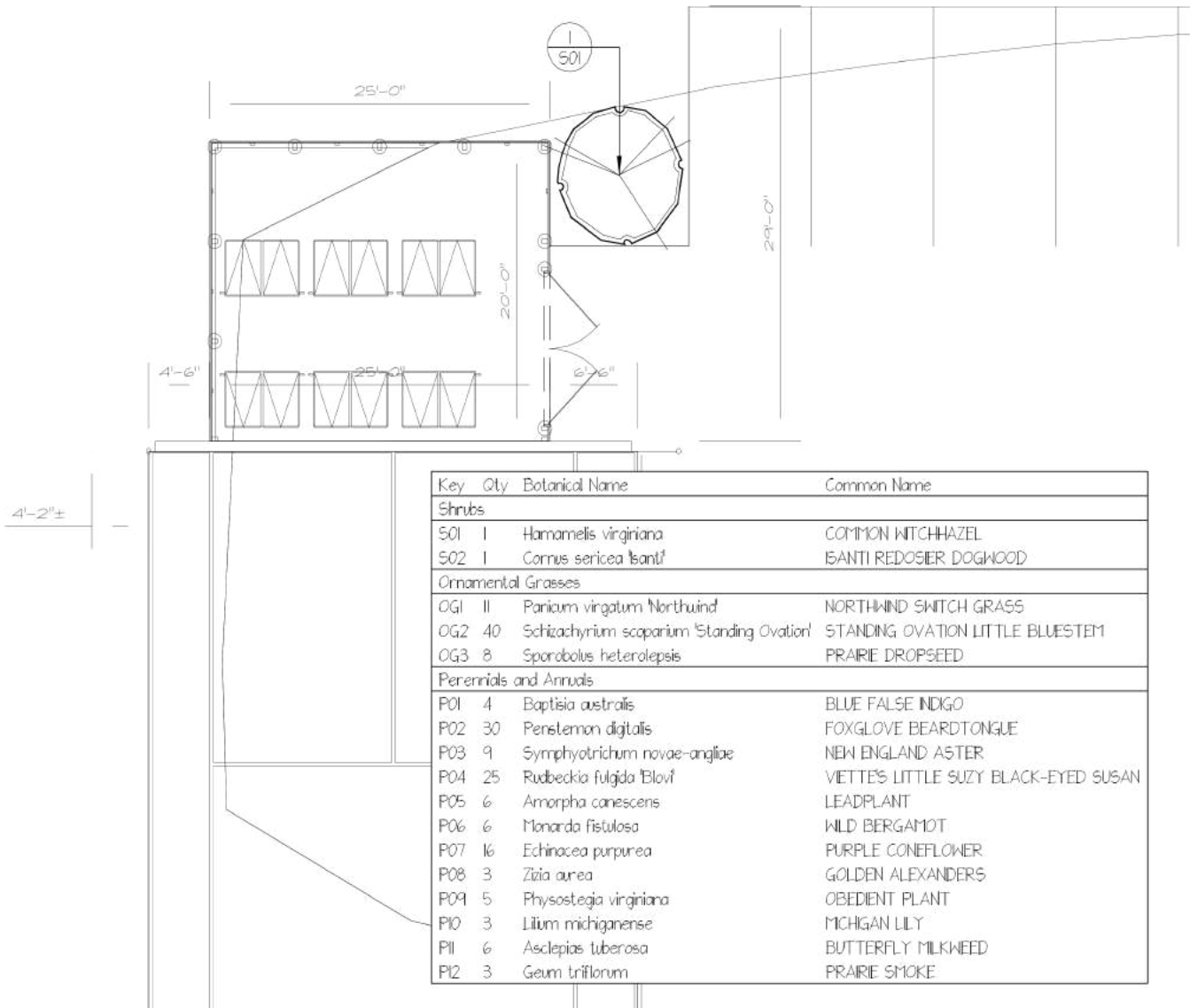
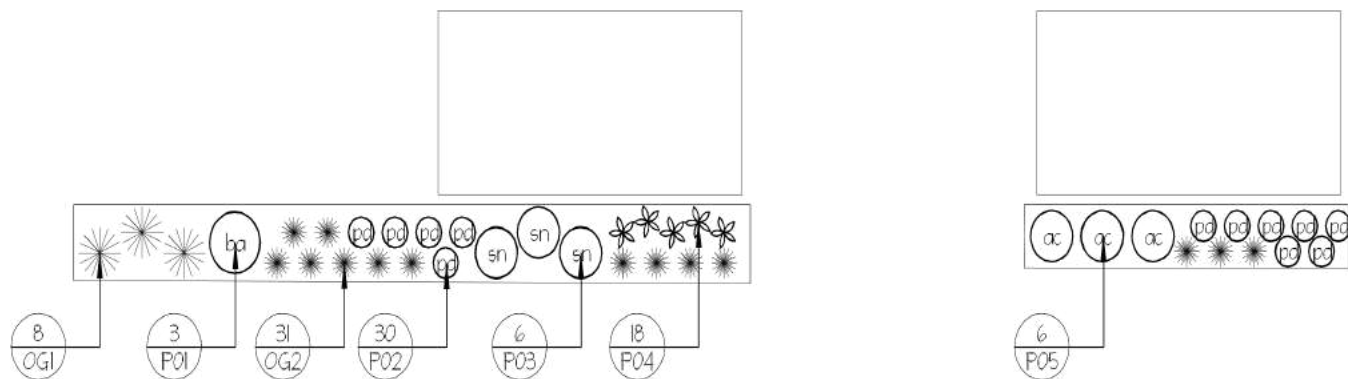


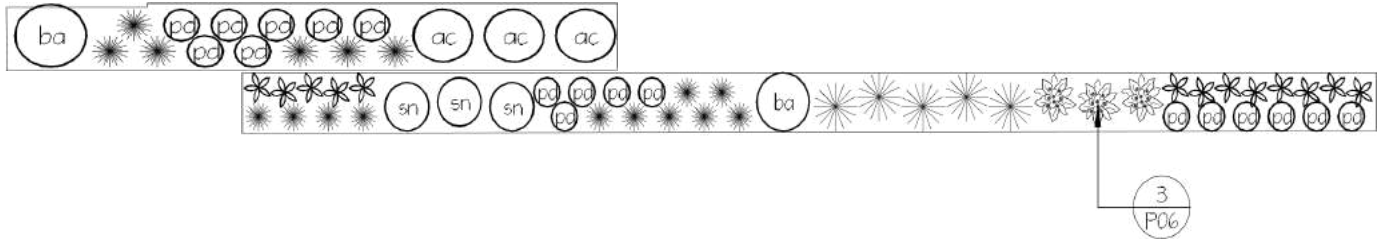
Exhibit 5. Landscape Plan (ct'd)



SOUTH FOUNDATION BEDS

Key	Qty	Botanical Name	Common Name
Shrubs			
S01	1	Hamamelis virginiana	COMMON WITCHHAZEL
S02	1	Cornus sericea 'Santi'	ISANTI REDOSIER DOGWOOD
Ornamental Grasses			
OG1	11	Panicum virgatum 'Northwind'	NORTHWIND SWITCH GRASS
OG2	40	Schizachyrium scoparium 'Standing Ovation'	STANDING OVATION LITTLE BLUESTEM
OG3	8	Sporobolus heterolepis	PRAIRIE DROPSEED
Perennials and Annuals			
P01	4	Baptisia australis	BLUE FALSE INDIGO
P02	30	Penstemon digitalis	FOXGLOVE BEARDTONGUE
P03	9	Symphotrichum novae-angliae	NEW ENGLAND ASTER
P04	25	Rudbeckia fulgida 'Blot'	VIETTE'S LITTLE SUZY BLACK-EYED SUSAN
P05	6	Amorpha canescens	LEADPLANT
P06	6	Monarda fistulosa	WILD BERGAMOT
P07	16	Echinacea purpurea	PURPLE CONEFLOWER
P08	3	Zizia aurea	GOLDEN ALEXANDERS
P09	5	Physostegia virginiana	OBEDIENT PLANT
P10	3	Lilium michiganense	MICHIGAN LILY
P11	6	Asclepias tuberosa	BUTTERFLY MILKWEED
P12	3	Geum triflorum	PRAIRIE SMOKE

Exhibit 5. Landscape Plan (ct'd)



NORTH FOUNDATION BEDS

Key	Qty	Botanical Name	Common Name
Shrubs			
S01	1	Hamamelis virginiana	COMMON WITCHHAZEL
S02	1	Cornus sericea 'santi'	ISANTI REDOSIER DOGWOOD
Ornamental Grasses			
OG1	11	Panicum virgatum 'Northwind'	NORTHWIND SWITCH GRASS
OG2	40	Schizachyrium scoparium 'Standing Ovation'	STANDING OVATION LITTLE BLUESTEM
OG3	8	Sporobolus heterolepis	PRAIRIE DROPSEED
Perennials and Annuals			
P01	4	Baptisia australis	BLUE FALSE INDIGO
P02	30	Penstemon digitalis	FOXGLOVE BEARDTONGUE
P03	9	Symphyotrichum novae-angliae	NEW ENGLAND ASTER
P04	25	Rudbeckia fulgida 'Blov'	VIETTE'S LITTLE SUZY BLACK-EYED SUSAN
P05	6	Amorpha canescens	LEADPLANT
P06	6	Monarda fistulosa	WILD BERGAMOT
P07	16	Echinacea purpurea	PURPLE CONEFLOWER
P08	3	Zizia aurea	GOLDEN ALEXANDERS
P09	5	Physostegia virginiana	OBEDIENT PLANT
P10	3	Lilium michiganense	MICHIGAN LILY
P11	6	Asclepias tuberosa	BUTTERFLY MILKWEED
P12	3	Geum triflorum	PRAIRIE SMOKE

Exhibit 5. Landscape Plan (ct'd)

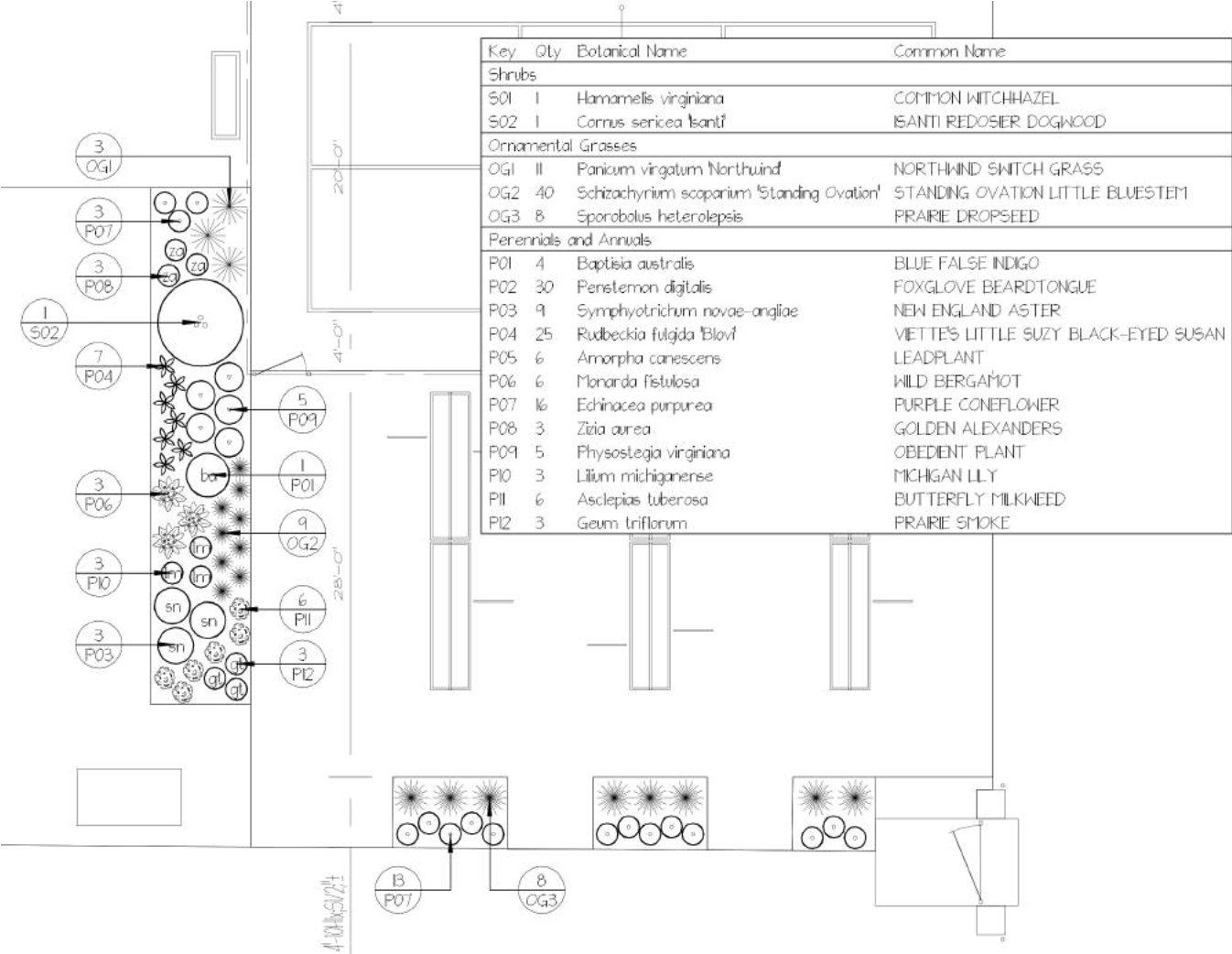


Exhibit 6. Evidence of Construction Cost and Financial Capability (5 pages)

MARK ZINNI ARCHITECTS, LTD.

428 Marengo Ave. # 1E, Forest Park, Illinois 60130 708.366.2416



RIVER FOREST TENNIS CLUB CONSTRUCTION COST

EXTERIOR BEAUTIFICATION PROJECTS 2022-2023

615 Lathrop Ave. River Forest Illinois

Based on drawings by Mark Zinni Architects, Ltd./Schlaf Eng. Dated March 22, 2022

Proposal prepared March 22, 2022

Total Construction Cost for 4 project Sections:		\$ 262,500.00	see attached breakout
A	Southwest site development	\$ 74,600.00	
B	Northwest site development	\$ 129,500.00	
C	Southside Pedestrian Entry Gate	\$ 29,200.00	
D	Northside Pedestrian Entry Gate	\$ 29,200.00	
		\$ 262,500.00	
<hr/>			
A	SOUTHWEST SITE Development (includes trash enclosure area and backboard)		
1	Concrete slab for Trash dumpsters <i>Includes removal regrading and replacement</i>	\$ 8,000.00	REL concrete
2	Fence enclosure with gates at dumpsters <i>Cedar horizontal fence with operable Gates</i>	\$ 9,500.00	First Fence
3	Asphalt practice court at backboard <i>Includes removal regrading and replacement</i>	\$ 14,000.00	DeerPaving/ REL Conc.
4	Backboard 10' x 20' wide	\$ 7,000.00	Bakko Products
5	Structural support for backboard	\$ 13,600.00	Rel concrete
6	Back Board Installation	\$ 2,500.00	A.G.Remodeling

7	Landscaping at New Planting Areas <i>includes misc. landscape clean up at south west corner</i>	\$ 12,000.00	McAdam Landscaping
8	General conditions, unforeseen	\$ 2,500.00	varies
9	Architectural & Engineering Construction Management	\$ 5,500.00	MZA/Schalf Eng
Total		\$ 74,600.00	

B NORTHWEST SITE Development (includes pickle courts, bike racks & café area)

1	Aged Concrete paving at Café area <i>Includes removal regrading and replacement 1000 ft.²</i>	\$ 23,000.00	REL concrete
2	Fence enclosure with gates at Pickle Courts <i>4 foot high chain-link fence with gates match existing</i>	\$ 5,500.00	First Fence
3	Asphalt pickle courts <i>Includes removal regrading and replacement</i>	\$ 15,000.00	DeerPaving/ REL Conc.
4	Pickle courts equipment, nets, lining and surfacing	\$ 7,500.00	Bakko Products
5	Aged Concrete bike rack area and sidewalk replacement	\$ 28,500.00	Rel concrete
6	Bike racks with Installation <i>Approximately 40 bikes</i>	\$ 9,500.00	A.G.Remodeling U.Line Supply
7	Landscaping at New Planting Areas <i>includes misc. landscape clean up at south west corner</i>	\$ 12,000.00	McAdam Landscaping
7a	Landscape Planter Boxes <i>includes planter boxes with annuals landscaping (4 units)</i>	\$ 9,500.00	McAdam Landscaping
7b	Landscape planting edge at building west side <i>Pavement removal</i>	\$ 3,500.00	REL concrete
	<i>Landscaping</i>	\$ 3,500.00	McAdam Landscaping
8	General conditions, unforeseen	\$ 5,500.00	varies
9	Architectural & Engineering Construction Management	\$ 6,500.00	MZA/Schalf Eng

Total	\$ 129,500.00
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C Southside Pedestrian Entry Gate

1	Concrete Piers work and concrete demo 2 @ \$2,800	\$ 5,600.00	REL concrete
2	Brick piers with lime stone cap 2 at \$1,200	\$ 2,400.00	Monster Masonry
3	Electrical pier lights in outlets 2 at \$1,200	\$ 2,400.00	Code Electric
4	Custom light fixtures 2 at \$1,000	\$ 2,000.00	Arroyo Craft
5	Custom steel gate with post 2 at \$3,000	\$ 6,000.00	TMK Construction
6	Concrete Slab work 2 @ \$1,800	\$ 3,600.00	REL concrete
7	Electrical service conduit line from building	\$ 2,200.00	Code Electric
8	General conditions, unforeseen	\$ 1,500.00	varies
9	Architectural&Engineering Construction Management	\$ 3,500.00	MZA/Schalff Eng

Total	\$ 29,200.00
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D Northside Pedestrian Entry Gate

1	Concrete Piers work and concrete demo 2 @ \$2,800	\$ 5,600.00	REL concrete
2	Brick piers with lime stone cap 2 at \$1,200	\$ 2,400.00	Monster Masonry
3	Electrical pier lights in outlets 2 at \$1,200	\$ 2,400.00	Code Electric
4	Custom light fixtures 2 at \$1,000	\$ 2,000.00	Arroyo Craft
5	Custom steel gate with post	\$ 6,000.00	TMK Construction

	2 at \$3,000			
6	Concrete Slab work	\$	3,600.00	REL concrete
	2 @ \$1,800			
7	Electrical service conduit line from building	\$	2,200.00	Code Electric
8	General conditions, unforeseen	\$	1,500.00	varies
9	Architectural&Engineering Construction Management	\$	3,500.00	MZA/Schalf Eng
<hr/>				
	Total	\$	29,200.00	



FOREST PARK BANK

03/10/2022

Chairman Frank Martin
Development Review Board (DRB)
Village of River Forest
400 Park Avenue
River Forest, IL 60305

RE: Bank Account Number's (redacted)
(XXX636910; XXX026910; XXX128900; & XXX144900)
River Forest Tennis Club
Exterior Beautification Project

Dear Chairman Martin:

Please accept this letter as verification of the RFTC's above referenced "4" accounts at Forest Park Bank. The current value of the "4" RFTC accounts at this time is in excess of \$795,000.

Unless there are insufficient assets in the account, or we receive a notice that the account is encumbered for some reason, the authorized signatories are authorized to instruct Forest Park Bank to effect a distribution in cash of any and all of these assets in the accounts.

All future distributions are dependent on the accounts' asset allocation, withdrawals, if any, and market conditions and Forest Park Bank cannot guarantee distribution of future income will continue.

If you have any questions or require any additional information, please feel free to contact us.

Regards,

Michael J Cwynar
AVP - Retail Banking

CC: David Piech, RFTC Treasurer

MAIN OFFICE
7348 WEST MADISON STREET
FOREST PARK, ILLINOIS 60130
T 708 222 2800
F 708 771 8131

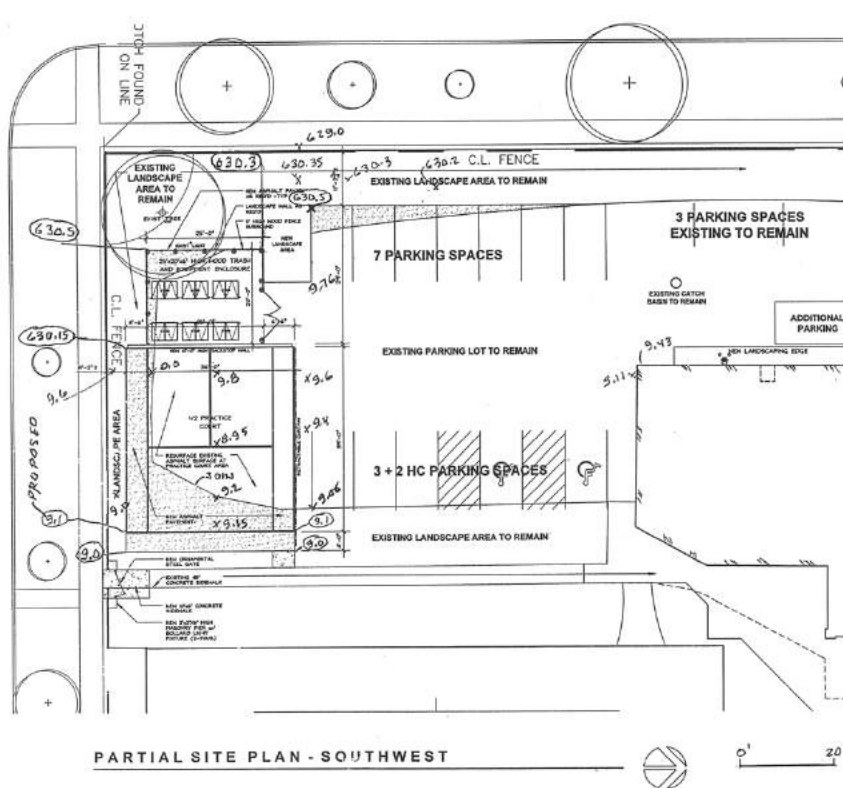
BRANCH OFFICE
7331 WEST BOONSBET ROAD
FOREST PARK, ILLINOIS 60130

FORESTPARKBANK.COM

Exhibit 7. Site Drainage Plan

PAVING AND GRADING PLAN
RIVER FOREST TENNIS CLUB

PROJECT NOTES
SITE BENCHMARK: NORTHEAST BOLT OF FIRE HYDRANT, WHERE SHOWN
ELEVATION 630.61.
FOR ELEVATIONS SHOWN X.XX ADD 620.00
ARCHITECTURE FEATURES SHOWN HEREON HAVE BEEN PREPARED BY
MARK ZINNI ARCHITECTS, LTD. MARCH 11, 2022.



RTA 8266
PLANS PREPARED BY ROBERT P. SCHLAF, P.E.
MARCH 21, 2022



EXPIRES: NOVEMBER 30, 2023

Robert P. Schlaf, P.E.
335 Ventura Club Drive
Roselle, Illinois 60172
Phone: (630)-561-7338
E-mail: KNABOB@ATT.NET

Robert P. Schlaf, P.E.
335 Ventura Club Drive
Roselle, Illinois 60172
Phone: (630)-561-7338
E-mail: KNABOB@ATT.NET

Exhibit 8. Neighbor Meeting Comments

This meeting took place on February 16, 2022. The following comments were made at the meeting:

Jenna Calabrese – Will permeable concrete be used for the project?

-RFTC's response was no, it will not be used because of the issue of maintenance. RFTC is increasing the permeable area overall with this project, however.

Holly McCarthy – Regarding parking on Lathrop, there is a concern from the neighbors about Club Members obstructing driveways, etc.

-RFTC's response was that we would be happy to remind our Members and their visitors of the rules and ask them to be considerate of their neighbors. In addition, access to the Village Traffic commission was offered.

Peter Tristano asked about the width of the new gate.

-RFTC responded that the gate would be 50% wider than the current gate (about 18 inches) to allow for safe access to/from club for members and guests.

