RIVER FOREST
DEVELOPMENT REVIEW BOARD
SPECIAL MEETING AGENDA

A Special Meeting of the River Forest Development Review Board will be held on Thursday, May 15, 2025, 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/88284719344 or call (312) 626-6799 and use meeting ID 882 8471 9344

I. Call to Order/Roll Call

II. Minutes of the April 17, 2025 Development Review Board Meeting

III. Application #26-0001, Amending Planned Development Ordinance No. 2643 Regarding Priory Park – Application to construct a Splash Pad, expand the south end of the Priory Center, and construct a picnic shelter.

   a. Discussion of Application Waiver Request

IV. Public Comment

V. Adjournment

ADA Compliance: Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Village at least 24 hours in advance of the scheduled meeting in person at Village Hall by telephone at 708.366.8500 or by email: mwalsh@vrf.us. Every effort will be made to allow for meeting participation.

VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
April 17, 2025

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, April 17, 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 7:30 p.m. Upon roll call, the following persons were:

Present: Chairman David Crosby, Members Maryanne Fishman, Jane McCole, Mary Shoemaker, Elias Yanaki, and Corina Davis
Absent: Member Frank Martin
Also Present: Assistant Administrator Jessica Spencer

II. Minutes of the April 3, 2025, Development Review Board Meeting

A MOTION was made by Member McCole and SECONDED by Member Fishman to approve the minutes of the April 3, 2025, DRB Meeting, as amended.

Member McCole noted a Scribner's error on page 4 of the minutes.

By a voice vote, the motion passed.

III. Approval of the Findings of Fact for Application #25-0009, Constitution Park

Chairman Crosby asked if any members had any questions about the application. Member Shoemaker asked what the Findings of Fact were expected to contain. Assistant Administrator Spencer stated that the Findings should reflect the culmination of the discussion from the public hearing, resulting in the motion including the conditions of approval. The Park District would not have a response at this time, however one should be available when this recommendation is presented to the Village Board, presumably on April 28, 2025.

A MOTION was made by Member Davis and SECONDED by Member Shoemaker to approve the Findings of Fact for Application #25-0009, Constitution Park.

Ayes: Chairman Crosby, Members Fishman, McCole, Shoemaker, Yanaki, and Davis
Nays: None
Motion Passed.

IV. Public Comment

There was none.

V. Adjournment

A MOTION was made by Member Fishman and SECONDED by Member Davis to adjourn the April 17, 2025, meeting of the Development Review Board at 7:36 p.m.

By a voice vote, motion passed.

Respectfully Submitted:

_____

Jessica Spencer, Secretary

Village of River Forest
Village Administrator's Office
400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: May 15, 2025

To: Development Review Board

From: Matt Walsh, Village Administrator

Subj: 7354 Division Street – Planned Development Amendment Introduction

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Issue: The River Forest Park District is seeking to amend the Priory Park planned development agreement (Village Ordinance #2643) to construct a Splash Pad, expand the south end of the existing Priory Center, and construct a picnic shelter. Under the Zoning Ordinance, no new construction, expansion of any building or the addition of any parcel(s) or change of use shall be permitted in a Public, Recreational, Institutional (PRI) district, except as approved as a planned development. Further, Section 10-19-8(A) requires that changes that constitute a major change require separate review and approval. Staff has determined the proposed changes will constitute a major planned development amendment.

Background: The property is currently zoned PRI and consists of playing fields, a playground, and a programming building. The proposed project includes a new splash pad and expansion of the existing building.

The applicant has provided the attached documents. The applicant will provide a complete application prior to their public hearing, to be scheduled in the coming weeks. Staff anticipates the applicant will request to waive the Statement of Economic Analysis from the application process.

Attachments:

- Priory Park documents

River Forest Park District

May 1, 2025

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

Introduction to the Proposed Development

To Whom It May Concern,

The Applicant, River Forest Park District, is requesting approval to permit redevelopment of a portion of Priory Park. The proposed project includes:

- Construct an approximately 1,700 SF Splash Pad.
- Expand the south end of the Priory Center by 700 SF for the purpose of creating a program room.
- Construct a 10'x10' Picnic Shelter.

The Priory Park Project is scheduled to begin on August 11th, 2026.

Sincerely,

Mike Grant
President

River Forest Park District

May 1, 2025

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

Applicant Information

To Whom It May Concern,

Project Address

Priory Park
7354 Division Street
River Forest, Illinois 60305

Property Owner & Applicant

River Forest Park District
401 Thatcher Avenue
River Forest, Illinois 60305

President
Mike Grant
mgrant@rfparks.com

Executive Director
Michael Sletten
msletten@rfparks.com

Design Firm

FGMA
Dan Nicholas Architect
dannicholas@fgmarchitects.com

Sincerely,

Mike Grant
President

Welcome to CookViewer 3.0!
We hope you enjoy the modernized user experience. The previous version of CookViewer will be available until May 30, 2025.

CookViewer

Search by address, pin, or intersection

Back

Property Detail

Clear Export Feedback

15-01-218-008-0000
7308 DIVISION ST
RIVER FOREST, IL 60305

Location

Township Name
River Forest

Municipality
Incorporated River Forest

Zoning Information
Please contact municipality

District Info
View District Details

Property Comparison

Compare parcel to others

Comparable Properties

Select surrounding parcels

Nearby Parcels

Tax Details

River Forest Park District

May 1, 2025

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

Statement Indicating Compliance with the Village of River Forest Comprehensive Plan

To Whom It May Concern,

The Priory Park Project includes the addition of an approximately 1,700 SF splash pad, a 10'x10 shelter, and a 700 SF addition off the south end of the Priory Center. This project is in direct support of the Village of River Forest Comprehensive plan standards and objectives as follow:

Core Community Principles:

1. Strengthening our property values and enhancing our quality of life. *The addition of the splash pad and shelter, and the construction of an addition to the Priory Center adds future recreation opportunities will allow the Park District to increase its recreation program offerings for all age groups.*
2. Minimizing and stabilizing our property tax burden. *This project is entirely financed through the Park District's Capital Fund and no debt will be issued. This project centers adding an aquatic facility to the community and adds needed indoor space for Park District programming.*

Land Use & Development Core Objectives

1. Ensure the quality, stability, and attractiveness of the residential neighbors. *The splash back is located to the east of the Priory Center, and screened from any residential properties. The Priory Center addition will match the existing structure to create a seamless building view.*
2. Provide for public/quasi-public uses to continue the high quality of facilities and services within the community. *This project includes a new splash pad, shelter and indoor program space open for public use.*

Sincerely,

Mike Grant
President

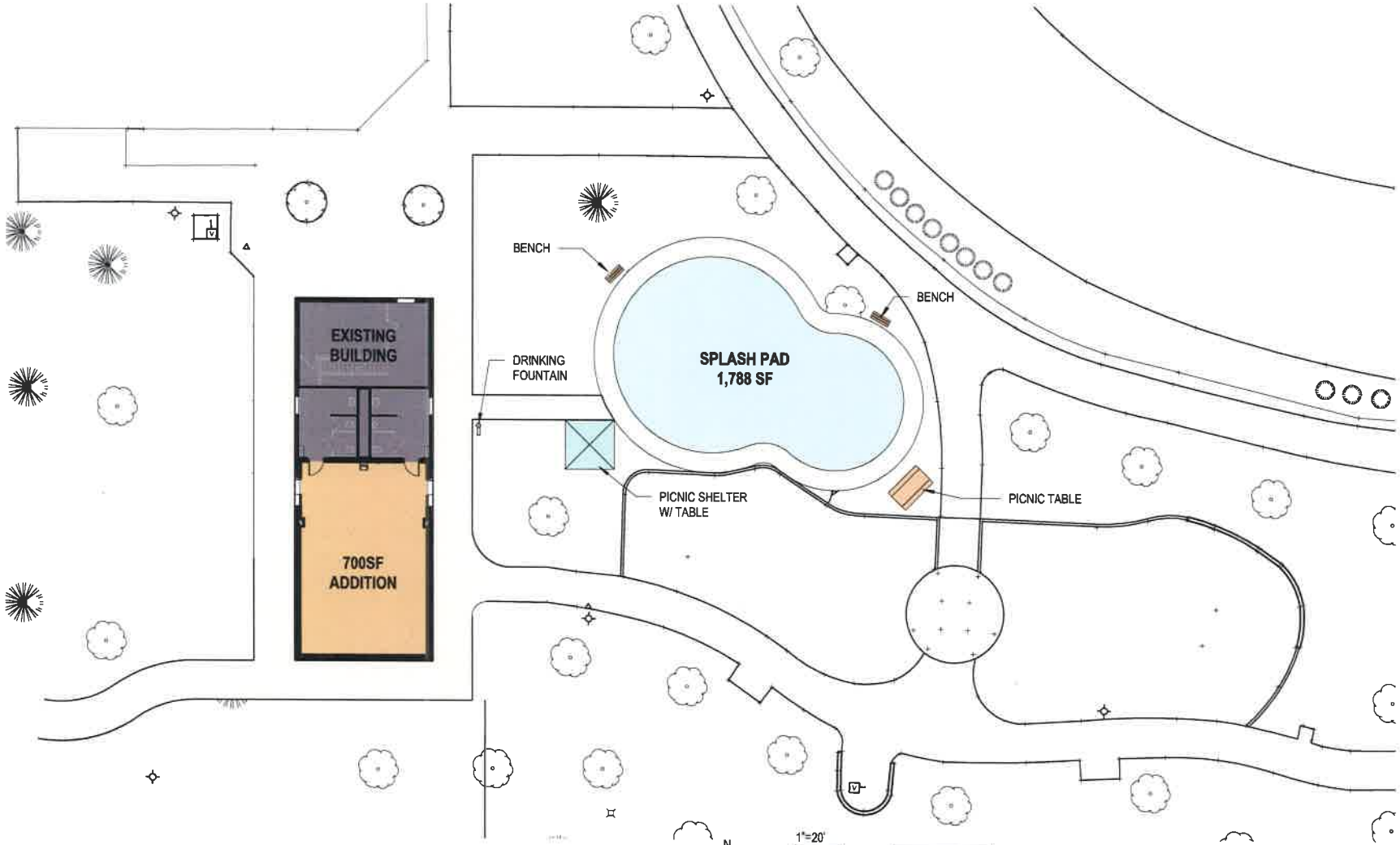
bing maps

River Forest, IL, 60305

Priory Park Project: Splash Pad, Priory Center Addition, Picnic Shelter

PRIORY PARK SPLASHPAD

7354 DIVISION ST, RIVER FOREST, IL 60305



ARCHITECTURAL SITE PLAN

RIVER FOREST PARK DISTRICT
Job No. 25-4184.01

Published 03/13/2025

fgma
FGMARCHITECTS

VORTEX | **Priory Park River Forest Splashpad, IL**
Version F - 42324

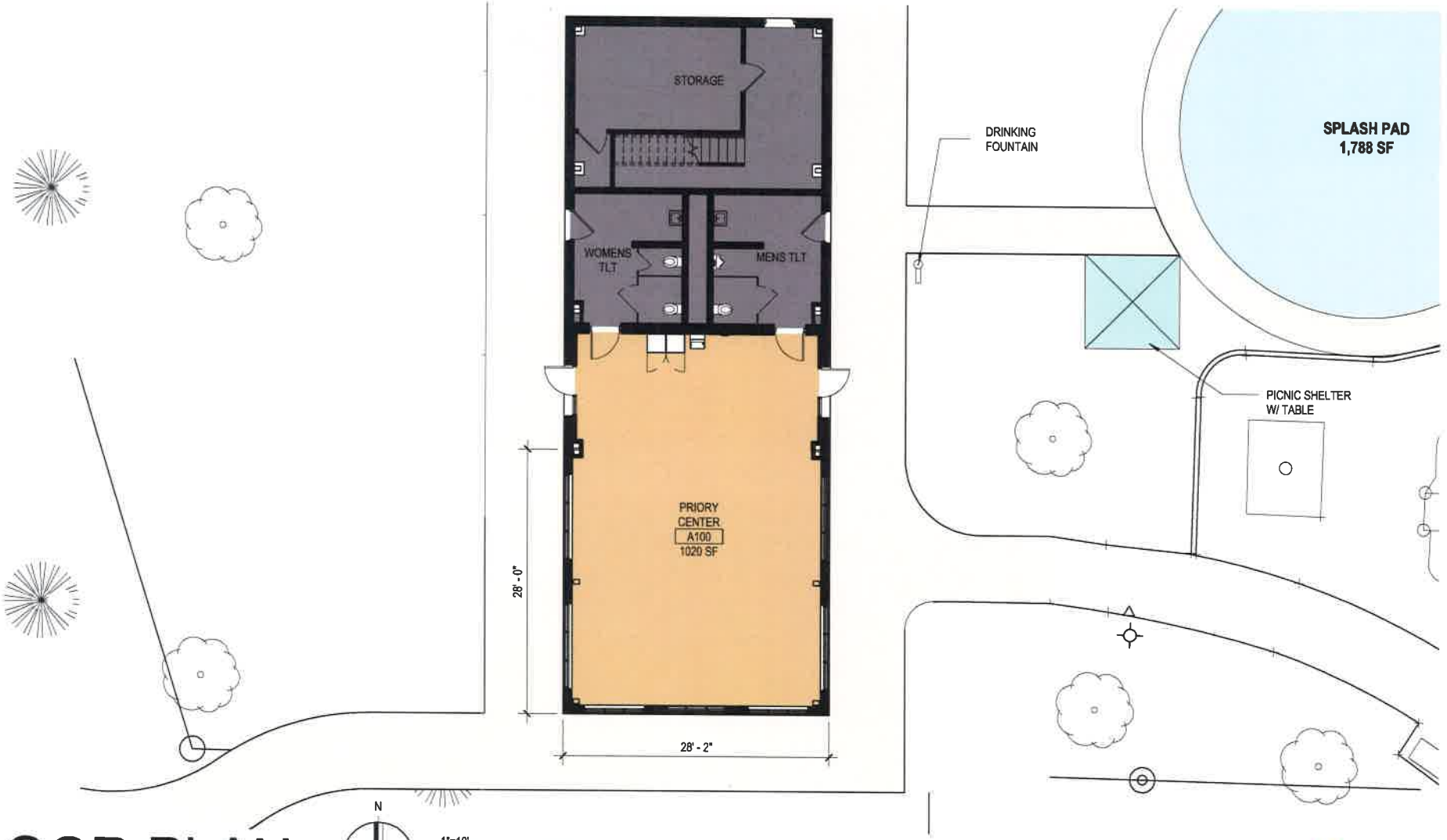
Splashpad®
View 1

VORTEX | **Priory Park River Forest Splashpad, IL**
Version F - 42324

Splashpad
View 2

PRIORY PARK SPLASHPAD

7354 DIVISION ST, RIVER FOREST, IL 60305



FLOOR PLAN

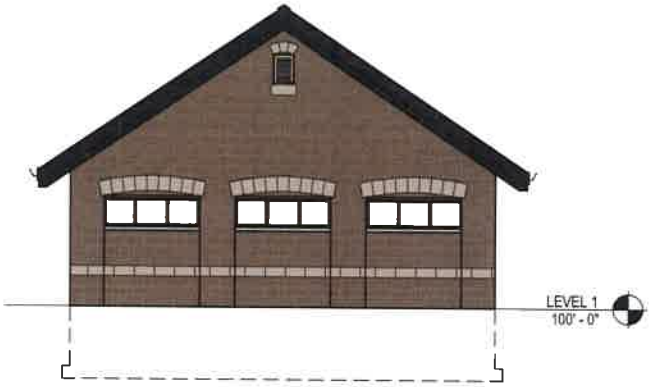
RIVER FOREST PARK DISTRICT
Job No. 25-4184.01

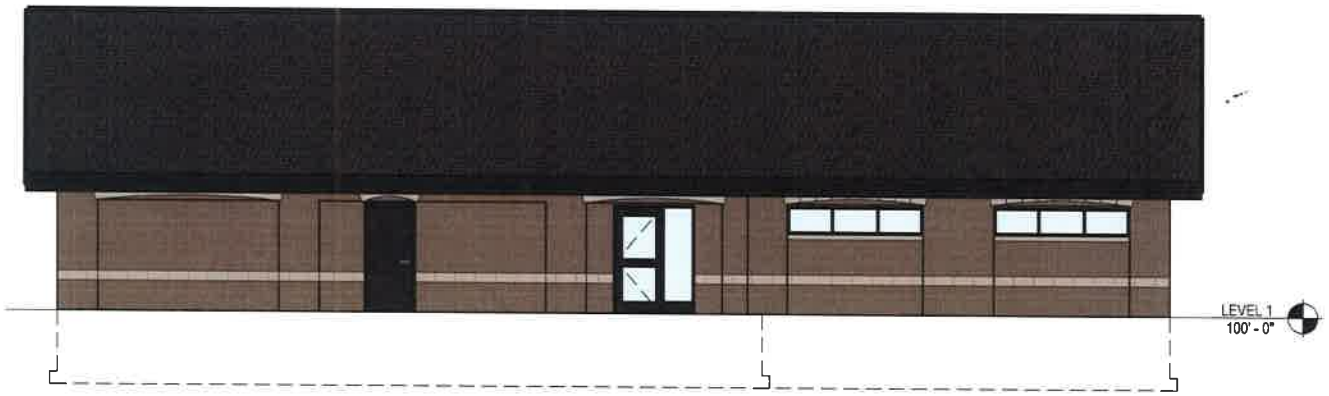
Published 03/13/2025

fgma
FGMARCHITECTS

PRIORY PARK SPLASHPAD

7354 DIVISION ST, RIVER FOREST, IL 60305





EXTERIOR ELEVATIONS

1/8"=1'-0"

0' 4' 8' 16'

RIVER FOREST PARK DISTRICT
Job No. 25-4184.01

Published 03/13/2025

fgma
FGMARCHITECTS

River Forest Park District

May 1, 2025

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

Photometrics Plan

To Whom It May Concern,

Two door lights for the new entrance doors (per Village Code) on for the Priory Center will the only additional outdoor lights for this project. As such, no photometric plan is available for this project.

Sincerely,

Mike Grant
President

River Forest Park District

May 1, 2025

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

Shadow Study

To Whom It May Concern,

As the addition to the Priory Center is at the same height as the existing structure, the Park District requests the requirement of a Shadow Study be waived.

Sincerely,

Mike Grant
President

River Forest Park District

May 1, 2025

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

Sign Plan

To Whom It May Concern,

The existing masonry park signs at the park entrance on Division Street will remain in the park. A splash pad use sign, provided by the manufacturer, will be affixed at the splash pad.

Sincerely,

Mike Grant
President

River Forest Park District

May 1, 2025

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

Tree Replacement

To Whom It May Concern,

No trees will be removed as part of the project. Four (4) 3" trees will be transplanted from splash pad site to the south of the playground. Three of the trees are Memorial Trees.

Sincerely,

Mike Grant

Mike Grant
President

River Forest Park District

May 1, 2025

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

Statement of Covenants, Easements, and Other Restrictions to Property

To Whom It May Concern,

There is no covenants, easements, or restrictions to the property.

Sincerely,

Mike Grant
President

River Forest Park District

May 1, 2025

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

Construction Schedule

To Whom It May Concern,

The Priory Park Project construction schedule is August 11, 2025 to December 15, 2025 for the Priory Center Addition, and May 15, 2026 for the Splash Pad and Picnic Shelter.

Sincerely,

Mike Grant
President

River Forest Park District

May 1, 2025

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

Statement of Recording

To Whom It May Concern,

The River Forest Park District 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 provide evidence of said recording to the Village within 30 days of passage, in the event the proposed planned development is approved by the Village Board.

Sincerely,

Mike Grant
President

River Forest Park District

May 1, 2025

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

Traffic/Parking Study

To Whom It May Concern,

The Park District has hired Erikson Engineering to conduct a Traffic/Parking Study related to this project. The study is scheduled to be completed by mid-May, 2025.

Sincerely,

Mike Grant
President

Priory Park Traffic and Parking Study

River Forest, Illinois

Prepared For:

River Forest Park District

Prepared by:

Eriksson Engineering Associates, Ltd.

ERIKSSON ENGINEERING ASSOCIATES, LTD.

145 Commerce Drive, Ste A, Grayslake, IL 60030

847.223.8404

www.eea-ltd.com

INTRODUCTION AND EXISTING CONDITIONS

Eriksson Engineering Associates, Ltd. (EEA) was retained by the River Forest Park District to conduct a traffic and parking study of the proposed changes to Priory Park at 7374 Division Street in River Forest, Illinois. Priory Park is a 7-acre public park with three soccer fields, two baseball fields, Priory Center building, batting cages, concession stand, and two playgrounds.

The purpose of the study was to observe and count the existing traffic along Division Street which borders Park Park, to determine the traffic characteristics of the existing and future park, to review its parking and traffic needs, and to develop roadway and parking recommendations as needed.

Site Location and Area Land-Uses

Priory Park is located at 7374 Division Street in River Forest, Illinois. Land uses around the site consist of single-family homes to the west, Fenwick High School's Priory Campus and Athletic Fields to the north and east, and Concordia University to the south. **Figure 1** illustrates the site location and the surrounding land-uses and roads.

Roadway Characteristics

A description of the area roadways accessing the school is provided below:

Harlem Avenue is a north-south principal arterial road with two travel lanes in each direction and a posted speed limit of 30-mph. At its signalized intersection with Division Street, it has crosswalk on all four legs of the intersection and dedicated lane for left turns on all four legs of the intersection. It is under the jurisdiction of the Illinois Department of Transportation (IDOT).

Division Street is an east-west expressway road with one travel lane in each direction and has a posted speed limit of 25-mph with a 20-mph school speed limit. A two-way stop-controlled intersection is located at Bronnie Brae Place and at William Street with crosswalks located on four and all three legs of the intersections, respectively. It is under the jurisdiction of the Village of River Forest.

Williams Street is a north-south local road with one travel lane in each direction and has a posted speed limit of 25-mph. It is under the jurisdiction of the Village of River Forest.

Bonnie Brae Place is a north-south local road with one travel lane in each direction and has a speed limit of 25-mph. It is under the jurisdiction of the Village of River Forest.

Berkshire Street is a north-south local road with one travel lane in each direction and has a posted speed limit of 25-mph. It is under the jurisdiction of the Village of River Forest.

Figure 2 illustrates the existing roadway geometrics and traffic control.

Pedestrian Routes

Sidewalks are provided on both sides of the public streets adjacent to Priory Park. The signalized intersection of Harlem Avenue and Division Street has crosswalks and pedestrian signals on all four legs. The two-way-stop intersection of Bonnie Brae/Priory Park and Division Street has crosswalks on all four legs and stop signs on the north and south legs. The three-legged intersection of Willams Stret and Division Street has crosswalks on all three legs and a stop sign on the southbound approach.

Throughout the corridor there are a number of pedestrian crossing and school speed limit warning signs.

Bike Routes

Division Street is a shared bike lane in the east-west direction with bike lane striping on the road.

Public Transportation

CTA Bus Route 90 – Harlem Avenue provides daily service between Bryan Mawr Avenue to the north and North Boulevard to the south. Service on Weekends has a shorter span of service.

Pace Bus Route 307 – Harlem Avenue provides daily service between Grand Road to the north and 71st Street to the south.

Pace Bus Route 318 – Harlem Avenue provides daily service between Hillside Avenue to the west, Harlem Avenue to the east, and the intersection of Madison Street at Des Plaines Avenue to the south.

Existing Vehicular Volumes

Vehicles counts were conducted on Wednesday April 23rd, 2025, along Division Street at Harlem Avenue, Bonnie Brae, and Willimas Street from 4:00 to 6:00 PM. When these counts were completed, the weather was partly cloudy with a temperature of 75 degrees Fahrenheit. Priory Park was active with families using the playgrounds, two soccer fields and one baseball field was in use. Concordia University was in session that day. Also, Fenwick's Priory Campus has a girl's lacrosse and softball teams had games with visiting teams along with football training.

These counts showed the weekday evening peak-hour occurred from 4:45 to 5:45 PM. **Figures 3** illustrates the existing traffic volumes and has been included in the **Appendix**. **Figure 4** shows the pedestrian and bike volumes along Division Street.

DEVELOPMENT CHARACTERISTICS

Redevelopment Plan

Priory Park is a 7-acre public park with three soccer fields, two baseball fields, Priory Center building, batting cages, concession stand, and two playgrounds. The soccer and baseball fields share space at the park and only three games/practices can occur at a time. Two fields have baseball fields with a soccer field painted in the outfield. The soccer field in the southeast corner of the site is limited to soccer use.

The proposed park project expansion includes:

- Construction of a new 1,700 square foot splash pad that will be located directly north of the 2–5-year-old playground. The splash pad is expected to operate Memorial Day-Labor Day from 11:00 AM to 6:00 PM daily.
- The addition of a picnic shelter adjacent to the splash pad.
- A 700 square foot addition to an existing 300 square foot program room on the south side of the Priory Center. This program space is currently used as a summer camp site for 32 participants. The addition will not change the summer use of the room, as it will continue to be a summer camp site for 32 participants; however, the new space will be utilized for daytime adult fitness programs (approximately 12/class) in the fall/winter/spring months.

Additional Site Trip Generation

Traffic estimates were made for the proposed expansion based on the proposed uses. The addition to the Priory Center will have adult fitness programs during the day with 12 students and 1 or 2 instructors in the fall, winter, and spring seasons. The number of trips conservatively assumed that all users would drive to the park and not use public transportation, walk, or bike.

The splash pad will be used daily in the summer form Memorial Day to Labor Day from 11:00 AM to 6:00 PM. It is estimated that it can accommodate 50 kids at a time. Assuming two kids per family/per car, the peak generation would be 25 inbound and 25 outbound trips. The proposed picnic shelter would be an ancillary use of the park and not generate additional trips.

Since the two new uses will not operate at the same time, this study analyzed the higher traffic volume user, the splash pad. **Table 1** summarizes the site traffic volumes for the project.

Table 1
Site Trip Generation Estimates

Use	Size	Season	PM Peak Hour		
			In	Out	Total
Priory Center Addition	700 square feet 12-14 occupants	Fall, Winter, and Spring	14	14	**28**
Splash Pad	1,700 square feet (about 50 kids)	Summer	25	25	**50**

Directional Distribution

The directions from which residents will approach and depart the park were estimated based on existing travel patterns and the location of the park within the River Forest Park District boundaries. Priory Park is located in the northeast portion of the district along its eastern boundaries. The majority of the traffic will use Division Street to the west and Harlem Avenue to the south. The trip distribution for the site is shown on **Table 2** and **Figure 5**.

Table 2
Directional Distribution

Direction	Inbound
East on Division Street	5%
West on Division Street	55%
North on Harlem Avenue	5%
South on Harlem Avenue	30%
North on Williams Street	5%
Total	**100%**

Site Traffic Assignment

Based on trip generation and directional distribution estimates, the site generated traffic was assigned to the existing access drive and area roadways. **Figure 6** shows the resulting traffic assignments.

Total Traffic Volumes

The existing adjusted traffic volumes and annual growth in these volumes were combined to estimate the amount of traffic in the future without the development. The existing traffic volumes were increased by 0.3% per year on Harlem Avenue to account for traffic growth in the area. A five-year time frame was used (Year 2031). **Figure 7** shows the projected traffic volumes in the study area without the development.

The total traffic volumes with the development were calculated by combining the volumes in Figures 5 and 6. The projected traffic volumes are shown in **Figure 8**.

ANALYSES

Intersection Capacity Analyses

In order to determine the operation of the study area intersections and access drives, intersection capacity analyses were conducted for the existing and projected traffic volumes. An intersection's ability to accommodate traffic flow is based on the average control delay experienced by vehicles passing through the intersection. The intersection and individual traffic movements are assigned a level of service (LOS), ranging from A to F based on the control delay created by a traffic signal or stop sign. Control delay consists of the initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. LOS A has the best traffic flow and least delay. LOS E represents saturated or at capacity conditions. LOS F experiences oversaturated conditions and

extensive delays. The Highway Capacity Manual definitions for levels of service and the corresponding control delay for both signalized and unsignalized intersections are shown in **Table 3**.

Table 3
Level of Service Criteria for Intersections

Level of Service	Description	Control Delay (seconds/vehicle)		
		Signals	Roundabouts	Stop Signs
A	Minimal delay and few stops	<10	<10	<10
B	Low delay with more stops	>10-20	>10-15	>10-15
C	Light congestion	>20-35	>15-25	>15-25
D	Congestion is more noticeable with longer delays	>35-55	>25-35	>25-35
E	High delays and number of stops	>55-80	>35-50	>35-50
F	Unacceptable delays and over capacity	>80	>50	>50

Source: Highway Capacity Manual

Capacity analyses were conducted for each intersection area using the SYCHRO computer program to determine the existing and future operations of the access system. These analyses were performed for the weekday evening peak-hour. Copies of the capacity analysis summaries are included in the **Appendix**.

Table 4 shows the existing and future level of service and delay results for the signalized intersection of Harlem Avenue and Division Street. **Table 5** shows the existing and future level of service and delay results for the stop sign controlled intersections at Bonnie Brae and Williams Street.

Harlem Avenue (IL 43) and Division Street

The signalized intersection of Harlem Avenue and Division Street is operating at a Level of Service D and will see a slight increase from the regional growth in traffic. Northbound/southbound traffic if heavy and does become congested from time to time. No additional improvements are required due to the low volume of site generated traffic.

Bonnie Brae/Priory Park and Division Street

The two-way stop-controlled intersection of Bronnie Brae/Priory Park and Division Street is currently operating at an acceptable level of service A or C with minimal delays and will continue to operate as such. No additional improvements are required.

Willams Street and Division Street

The two-way stop-controlled intersection of William Street and Division Street is currently operating at an acceptable level of service with minimal delays and will continue to operate as such. No further additions are required.

Table 4
Signalized Intersection Level of Service and Total Delay

Intersection	Evening Peak	
	2025	2031
Harlem Avenue (IL 43) At Division Street	D – 37.8	D – 38.4

Table 5
Unsignalized Intersection Level of Service and Total Delay

Intersection	Approach	Evening Peak	
		2025	2031
Bonnie Brae and Priory Park at Division Street (stop sign on Williams)	EB Left	A – 8.2	A – 8.3
	WB Left	A – 8.5	A – 8.5
	NB Approach	C – 21.2	C – 22.9
	SB Approach	C – 17.9	C – 20.7
Williams Street at Division Street (stop sign on Williams)	EB Left	A – 8.2	A – 8.3
	SB Right/Left	C – 16.7	C – 17.4

PARKING

Priory Park is in the PRI District and its parking requirement under the zoning code is:

> *E. Public Parks: None for the first two acres, plus five for each additional acre, one for each five persons of design capacity of any structure or facility in the park.*

The baseball/soccer fields occupant load would be based on two teams of 14 players, parents, and siblings. Assuming three persons per player, total occupancy would be around 84 persons a field or 252 persons for all three fields. The playground has a theoretical capacity of approximately 100 children. The splash pad would be 50 children and 25 adults for 75 total. The Priory Center would have up to 14 persons during the fall, winter, or spring months. During the summer, there would be 32 participants and up to 4 staff for a total of 36 persons. The higher summer occupancy was used in the parking calculations. In theory, up to 463 persons could be at the park at one time.

The required parking under the code is 25 spaces ((7-2) acres x 5 spaces) plus 93 spaces for the design capacity of the any structure or facility for a total of 118 spaces.

Parking Supply

Priory Park has one on-site parking lot with 44 spaces. Additional parking lots are located to the east and north which are reserved for the Fenwick High School activities. A parking variation of 73 spaces (118-44) would be required for the updated park.

Parking Survey

During the traffic counts, parking counts were conducted from 3:00 PM to 6:00 PM at the parking lots for the park, the adjacent Fenwick High School lot, and on-street along Division Street from Harlem Avenue to west of Williams Street, Williams Street between Division Street and Greenfield Street, and Berkshire Street between Williams Street and Monroe Avenue. When these counts were completed, the weather was partly cloudy with a temperature of 75 degrees Fahrenheit. Priory Park was active with families using the playgrounds, two soccer fields and one baseball field. Concordia University was in session that day. Also, Fenwick's Priory Campus, the girl's lacrosse and softball teams had games with visiting teams along with football training.

Vehicles parked along Williams and Berkshire Streets were primarily users of the soccer field in the northern portion of the park. The on-street and off-street parking results are summarized in **Table 6**.

The Fenwick Priory Campus parking lot east of the park filled up for the girl's lacrosse game and the visiting team's bus parked in the drive lane between the two parks. No one was observed parking in the park district's lot and walking to the game.

The peak demand occurred at 6:00 PM at the park district park with 26 vehicles in the 44 spaces for an occupancy of 59%. On-street parking had significantly more vehicles (97 parked) and spaces available (236 spaces) than the park district lot. Conservatively assuming that all the on-street parking is related to the park, which it is not, a total demand of 97 vehicles were observed in 236 spaces (41%).

The surveyed demand is less than the zoning code requirement but is similar.

Parking Variation

The required parking under the code is 25 spaces ((7-2) acres x 5 spaces) plus 93 spaces for the design capacity of the any structure or facility for a total of 118 spaces. A parking variation of 73 spaces (118-44) would be required for on-stie parking at the updated park.

There are 192 on-street parking spaces near the park along Division Street, Williams Street, and Berkshire Street that can accommodate any overflow parking from the park including the 73 vehicles that can't be accommodated on-site.

Providing 73 additional parking spaces on-site would cover approximately a half an acre of additional pavement instead of green space. This could displace one of the amenities at the park and require more stormwater detention.

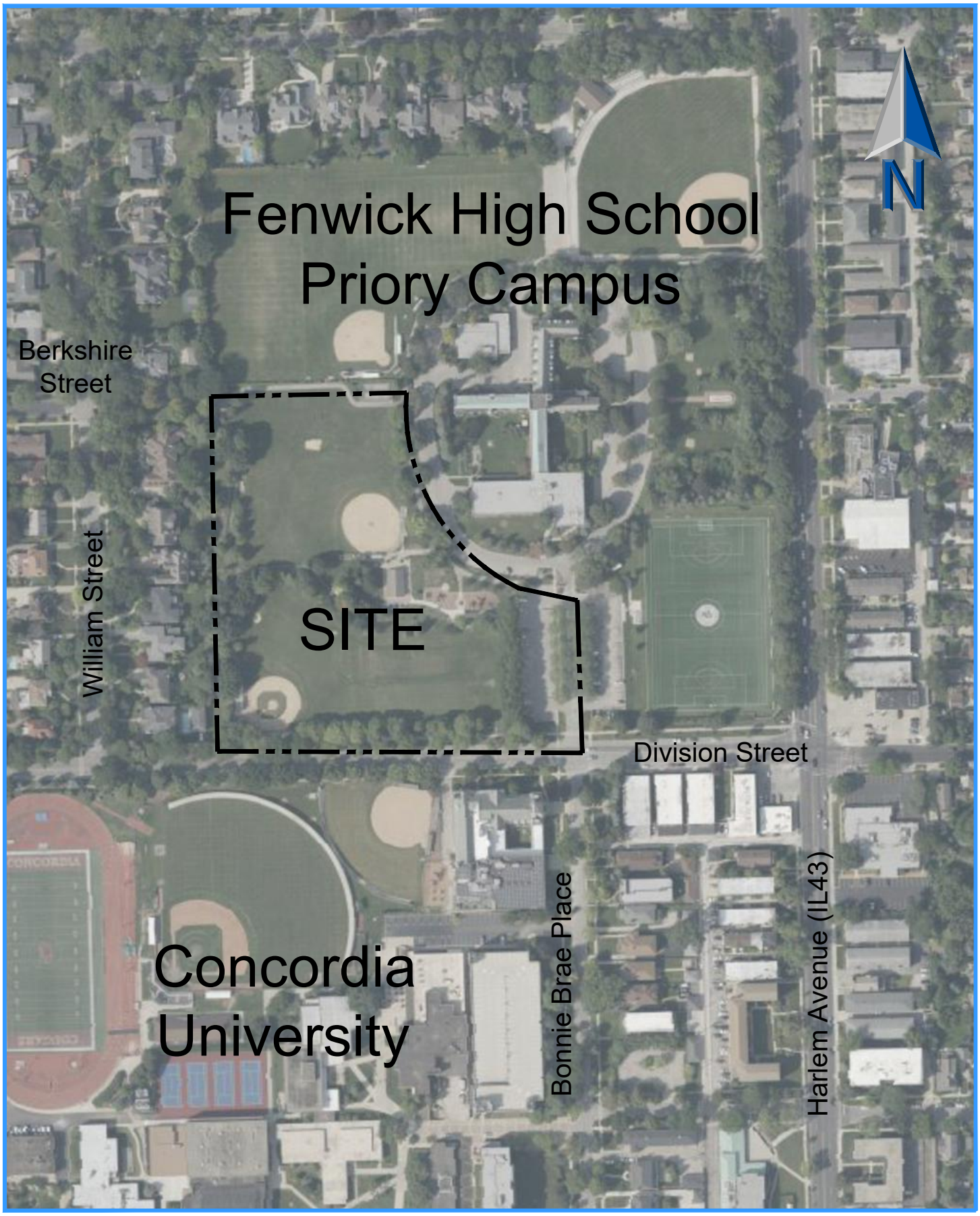
Table 6
Parking Survey

Location		Capacity	3 PM	4 PM	5 PM	6 PM
Priory Park	Lot	44	13	14	15	26
Fenwick Priory Campus	Lot	46	6	16	35	46
Division Street On-street						
Harlem to Bonnie Brae	North side	11	4	2	4	3
	South side	7	4	4	2	2
Bonnie Brae to Williams	North side	31	11	2	8	21
	South side	33	1	1	2	17
Williams to Monroe	North side	3	0	0	0	0
	South side	15	1	3	2	4
Williams - Berkshire to Division	Both sides	32	4	11	17	9
Williams – Berkshire to Greenfield	Both sides	36	5	5	6	7
Berkshire – Williams to Monroe	Both sides	24	2	5	8	8
On-Street Subtotal		**192**	**32**	**49**	**49**	**71**
Total Parking without Fenwick's lot		**236**	**45**	**63**	**64**	**97**

SUMMARY

This report summarizes the results of the traffic and parking assessment of the proposed changes at Priory Park in River Forest, Illinois. The following conclusions were developed:

1. The proposed changes to the park will add several amenities to the facilities at the park and not materially impact the traffic and parking conditions at the park.
2. The estimated volume of park traffic can easily be accommodated by the three adjacent streets and additional growth on non-site traffic volumes.
3. The River Forest Zoning Code requires 118 on-site parking spaces which are not currently provided and are not proposed as part of the reconstruction. A parking variance of 74 spaces would be required.
4. There is more than sufficient on-street parking around the park to accommodates its needs (192 spaces).
5. Providing 73 additional parking spaces on-site would cover approximately a half an acre of additional pavement instead of green space.



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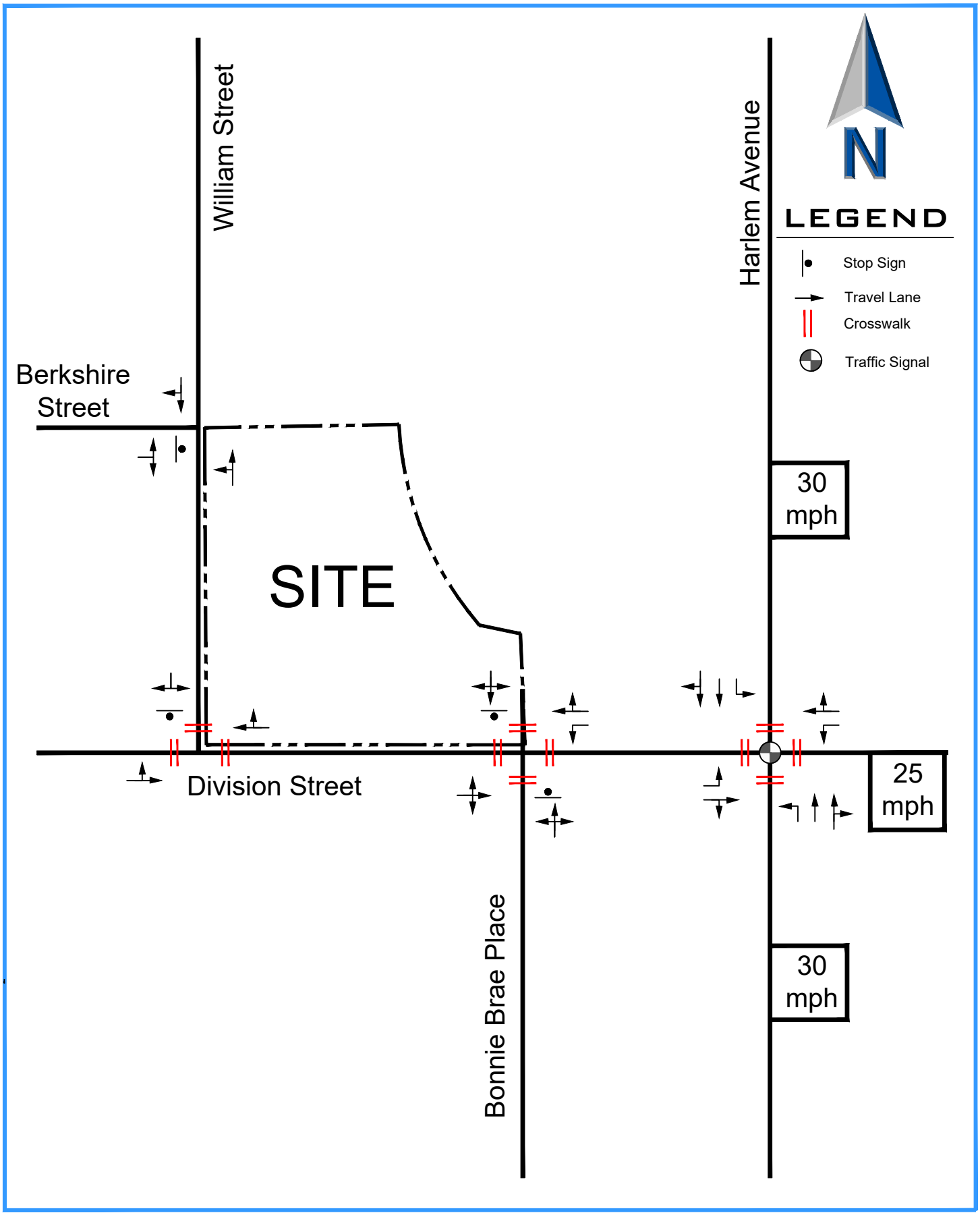
Site Location & Area Roadways

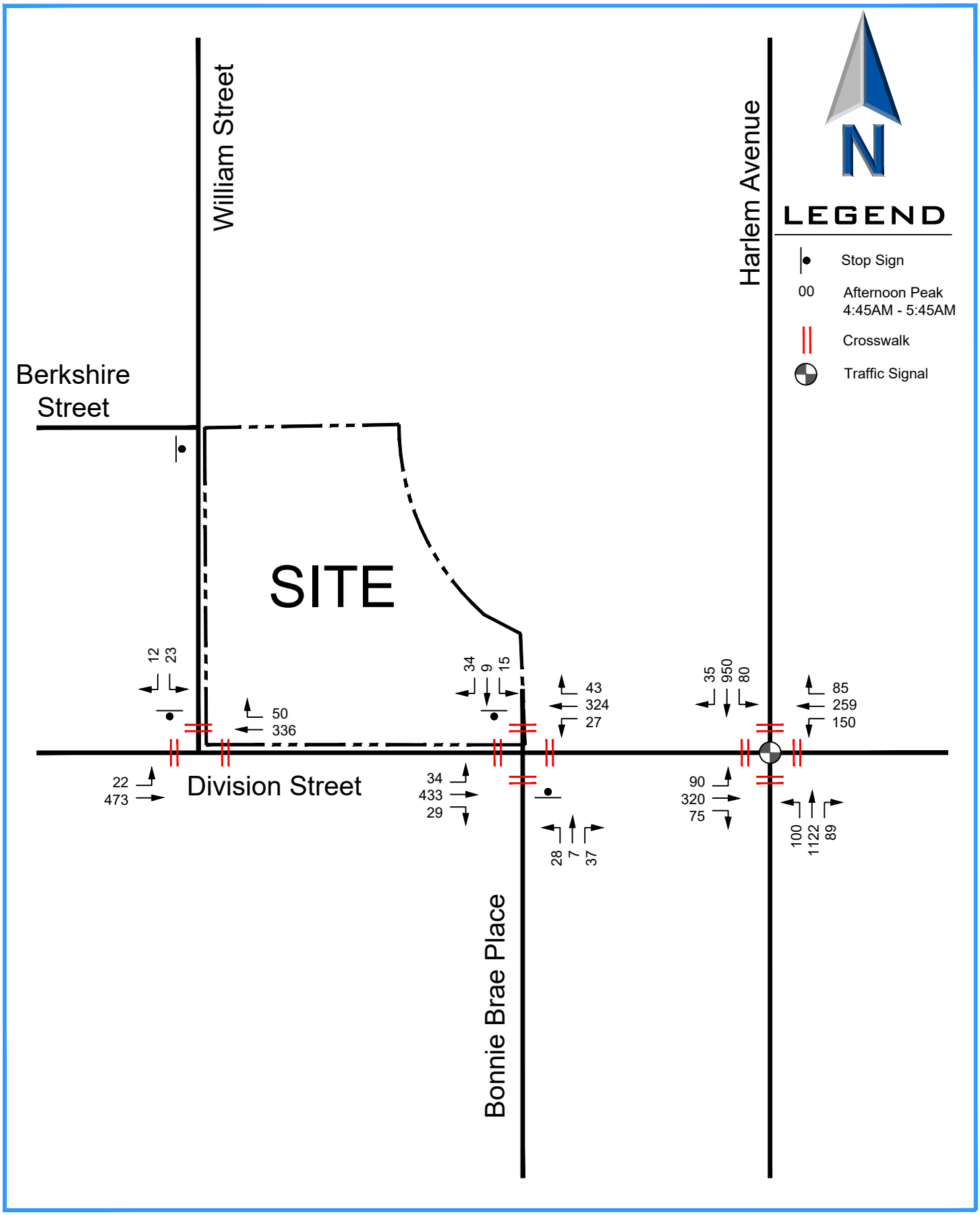
Figure 1



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Existing Roadway Geometrics

Figure 2



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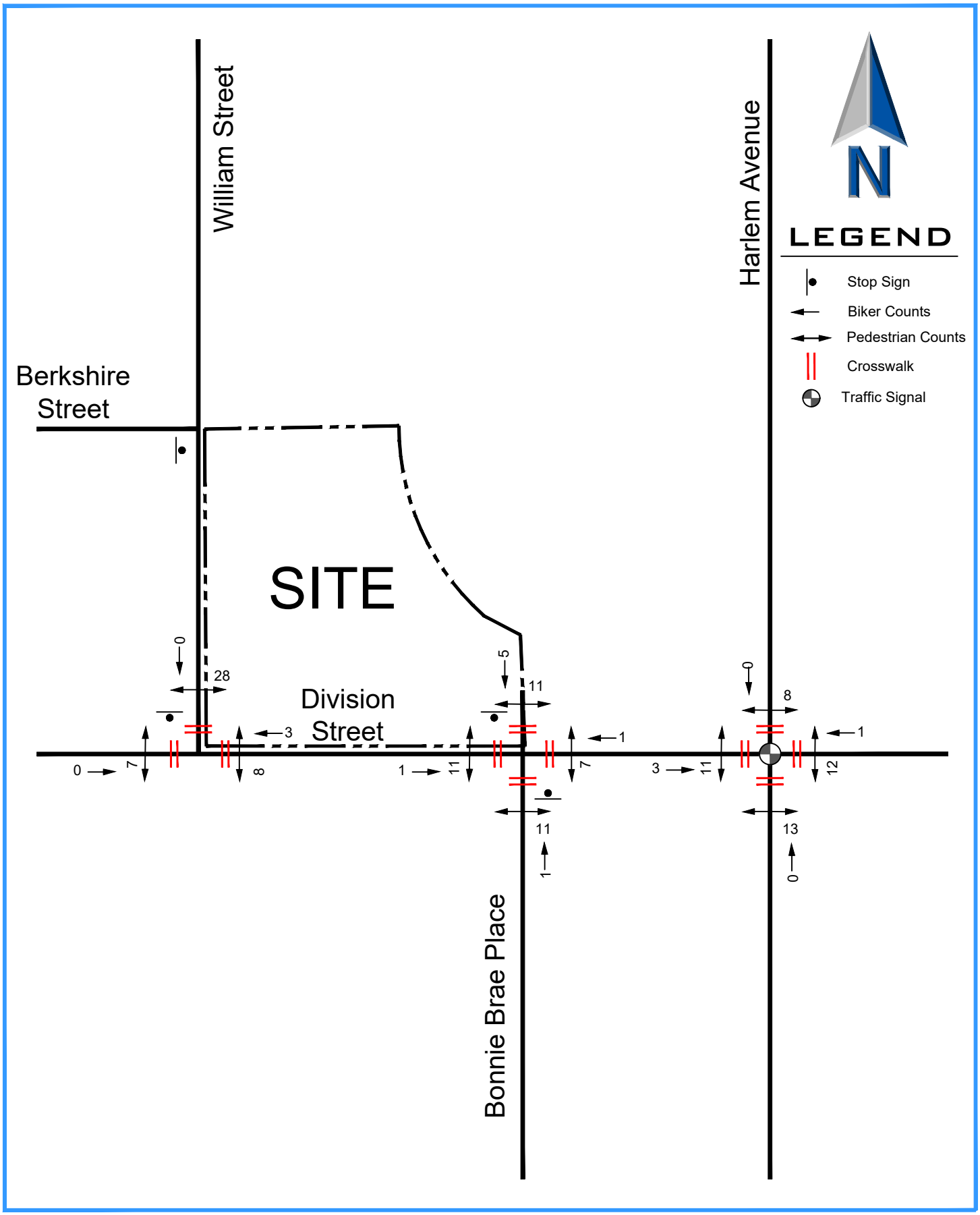
Existing Traffic Volumes

Figure 3



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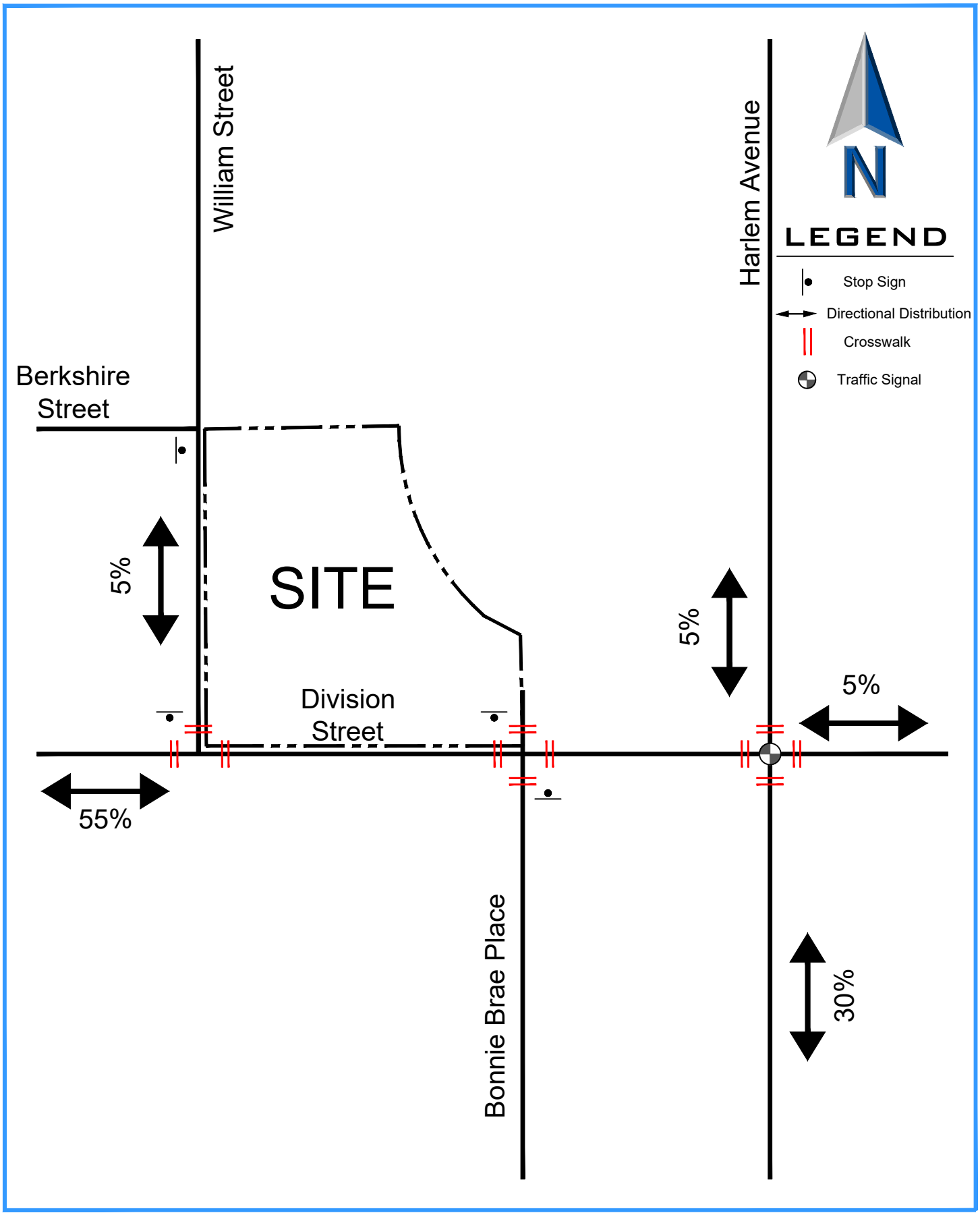
Year 2022 Pedestrian and Bike Volumes

Figure 4



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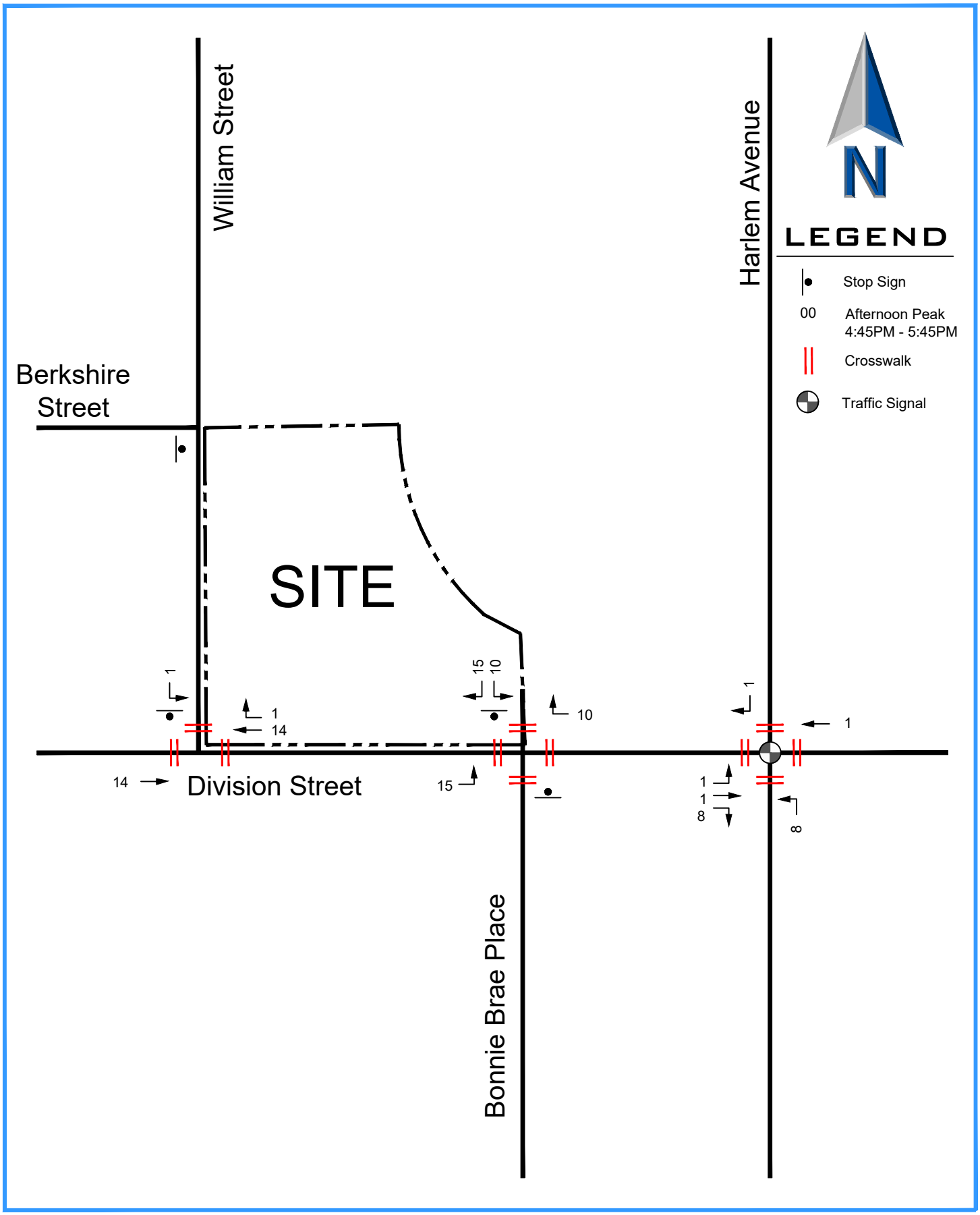
Directional Distribution

Figure 5



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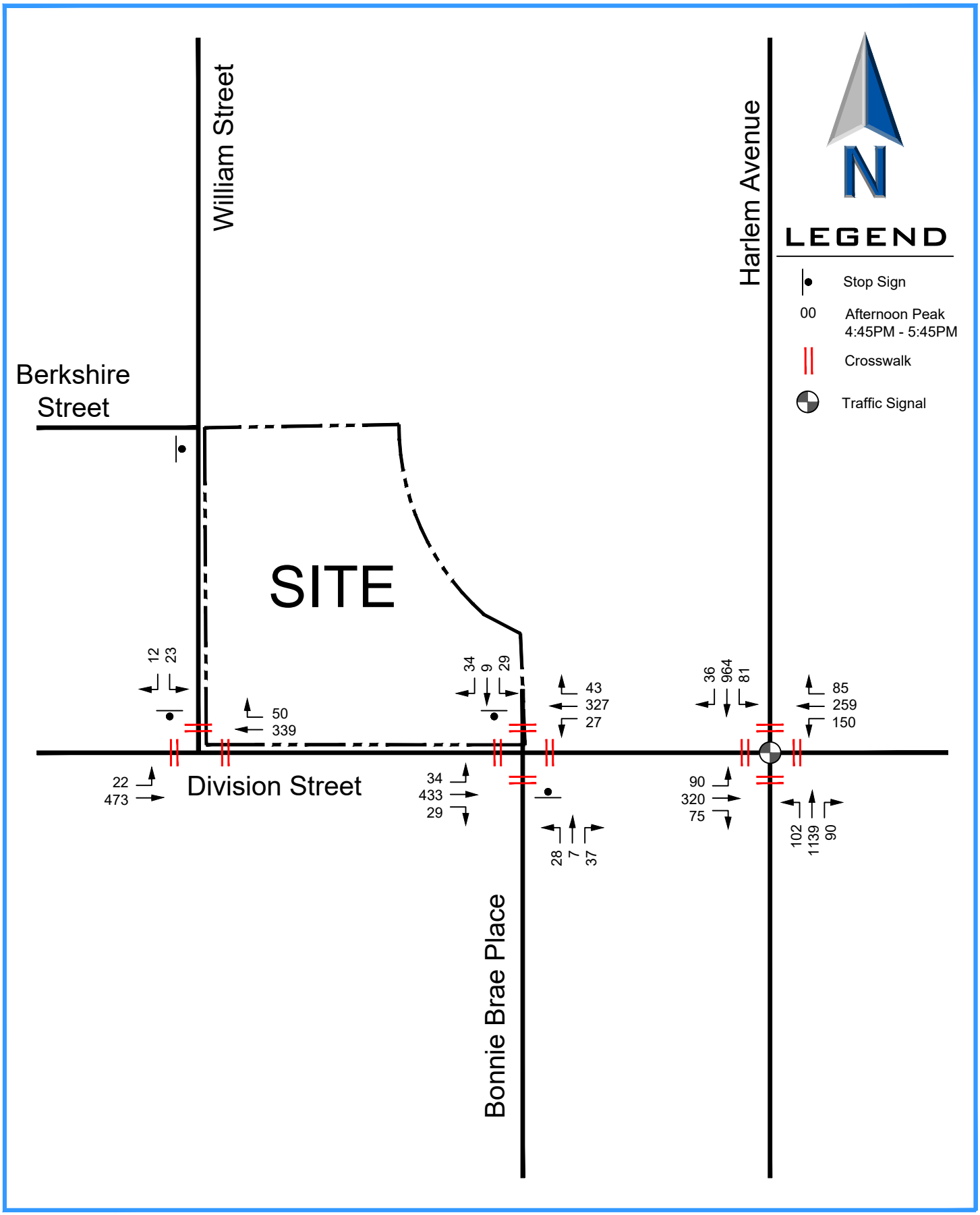
Priory Park Expansion Traffic

Figure 6



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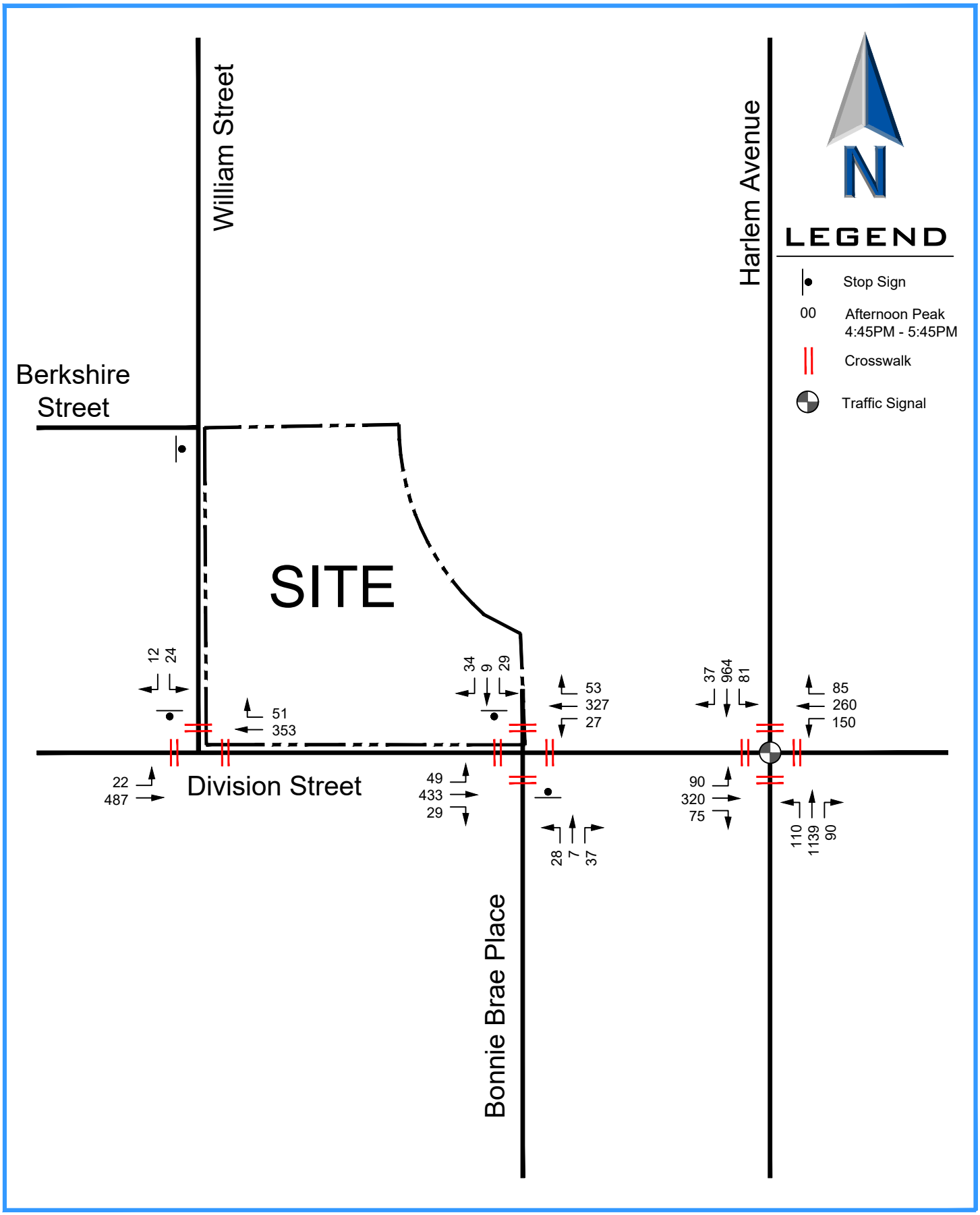
2031 Projected Traffic Volumes

Figure 7



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Total Projected Traffic Volumes

Figure 8

Appendix

- **Existing 2025 Traffic Counts**
- **CMAP Growth Letter**
- **Site Plan**
- **Intersection Capacity Analyses**
    - **2025 Existing Conditions**
    - **2031 Total Traffic Volumes**

Harlem Avenue (IL 43) and Division Street

River Forest, Illinois															
	Harlem Avenue Southbound			Division Street Westbound			Harlem Avenue Northbound			Division Street Eastbound			15	60	Peak
Begin	Right		Left	Right		Left	Right		Left	Right		Left	Minute	Minute	Hour
Time	Turn	Through	Turn	Turn	Through	Turn	Turn	Through	Turn	Turn	Through	Turn	Totals	Totals	Factor
	Wednesday April 23, 2025														
4:00 PM	12	247	11	21	57	50	14	259	21	24	63	30	809	3265	0.96
4:15 PM	7	270	18	19	51	41	17	280	28	15	84	19	849	3285	0.97
4:30 PM	3	216	21	26	69	49	17	220	25	19	72	25	762	3252	0.96
4:45 PM	12	258	23	18	65	36	17	271	28	22	70	25	845	**3317**	**0.98**
5:00 PM	9	256	17	13	53	38	17	295	17	17	75	22	829	3246	0.98
5:15 PM	5	224	20	31	65	31	27	279	22	13	80	19	816		
5:30 PM	9	212	20	23	66	45	28	277	33	19	75	20	827		
5:45 PM	8	216	12	28	69	34	20	234	29	17	87	20	774		
Total	65	1899	142	179	495	324	157	2115	203	146	606	180			
4:45-5:45 PM	**35**	**950**	**80**	**85**	**249**	**150**	**89**	**1122**	**100**	**71**	**300**	**86**	**3317**		

Bonnie Brae/Priory Park and Division Street

River Forest, Illinois															
	Priory Park Southbound			Division Street Westbound			Bonnie Brae Northbound			Division Street Eastbound			15	60	Peak
Begin	Right		Left	Right		Left	Right		Left	Right		Left	Minute	Minute	Hour
Time	Turn	Through	Turn	Turn	Through	Turn	Turn	Through	Turn	Turn	Through	Turn	Totals	Totals	Factor
	Wednesday April 23, 2025														
4:00 PM	4	2	6	7	68	8	7	1	7	16	104	3	233	982	0.94
4:15 PM	10	3	2	14	70	6	8	0	5	11	111	15	255	982	0.94
4:30 PM	3	0	6	9	87	3	9	0	6	7	96	8	234	975	0.94
4:45 PM	8	1	5	10	93	9	11	0	9	5	102	7	260	**999**	**0.96**
5:00 PM	9	2	4	8	66	7	10	1	7	8	99	12	233	1002	0.95
5:15 PM	10	2	1	8	82	4	10	1	7	8	107	8	248		
5:30 PM	7	4	5	17	83	7	6	5	5	8	104	7	258		
5:45 PM	8	2	7	13	84	10	9	2	5	6	104	13	263		
Total	59	16	36	86	633	54	70	10	51	69	827	73			
4:45-5:45 PM	**34**	**9**	**15**	**43**	**324**	**27**	**37**	**7**	**28**	**29**	**412**	**34**	**999**		

Williams Street and Division Street

River Forest, Illinois															
	Williams Street Southbound			Division Street Westbound						Division Street Eastbound			15	60	Peak
Begin	Right		Left	Right								Left	Minute	Minute	Hour
Time	Turn		Turn	Turn	Through						Through	Turn	Totals	Totals	Factor
	Wednesday April 23, 2025														
4:00 PM	4		7	7	74						114	2	208	878	0.92
4:15 PM	3		5	7	75						130	8	228	887	0.93
4:30 PM	3		2	8	82						106	3	204	889	0.93
4:45 PM	3		4	16	91						121	3	238	**908**	**0.95**
5:00 PM	5		7	12	75						117	1	217	896	0.97
5:15 PM	1		5	11	80						124	9	230		
5:30 PM	3		7	11	82						111	9	223		
5:45 PM	3		9	12	79						119	4	226		
Total	25		46	84	638						942	39			
4:45-5:45 PM	**12**		**23**	**50**	**328**						**473**	**22**	**908**		

Chicago Metropolitan Agency for Planning

433 West Van Buren Street, Suite 450
Chicago, IL 60607
cmap.illinois.gov | 312-454-0400

May 2, 2025

Kevin Morales
Traffic Engineer
Eriksson Engineering Associates, Ltd
135 South Jefferson Street
Suite 135
Chicago, IL 60661

Subject: Harlem Avenue at Division Street
IDOT

Dear Mr. Morales:

In response to a request made on your behalf and dated May 2, 2025, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT (2023)	Year 2050 ADT	
Harlem Ave north leg (N of Division St)	26,100	28,100	.3%/year
Harlem Ave south leg (S of Division St)	29,400	31,700	.3%/year

Traffic projections are developed using existing ADT data provided in the request letter and the results from the December 2024 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806 or email me at jrodriguez@cmap.illinois.gov

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT); Village of River Forest
2025_trafficForecasts\RiverForest\ck-43-25\ck-43-25.docx

TRAFFIC FORECAST RECORD

Record Number: ck-43-25
Type of Report: Projection
Year Sought: 2050
Analyst: JAR
Organization Requestion Forecast: Eriksson Engineering Associates
Contact: Kevin Morales
Email or Phone: kmorales@eea-ltd.com
Sponsor: IDOT
Date request was received: 5/2/2025
Date that response was emailed: 5/2/2025
Facility Location: Harlem Avenue at Division Street
Municipality: River Forest

PRIORY PARK SPLASHPAD

7354 DIVISION ST, RIVER FOREST, IL 60305

ARCHITECTURAL SITE PLAN

RIVER FOREST PARK DISTRICT
Job No. 25-4184.01

Published 11/06/2024

fgma
FGMA Architects

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	22	473	336	50	23	12
Future Vol, veh/h	22	473	336	50	23	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	24	514	365	54	25	13

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	420	0	-	0	954	392
Stage 1	-	-	-	-	392	-
Stage 2	-	-	-	-	562	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1140	-	-	-	287	656
Stage 1	-	-	-	-	682	-
Stage 2	-	-	-	-	571	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1140	-	-	-	278	656
Mov Cap-2 Maneuver	-	-	-	-	278	-
Stage 1	-	-	-	-	662	-
Stage 2	-	-	-	-	571	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.37	0	16.65
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	80	-	-	-	347
HCM Lane V/C Ratio	0.021	-	-	-	0.11
HCM Control Delay (s/veh)	8.2	0	-	-	16.6
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	0.4

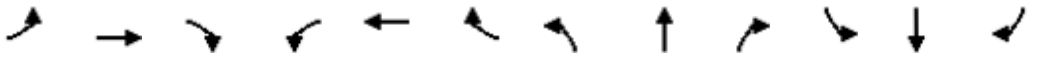
Intersection	
Int Delay, s/veh	3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	34	433	29	27	324	43	28	7	37	15	9	34
Future Vol, veh/h	34	433	29	27	324	43	28	7	37	15	9	34
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	37	471	32	29	352	47	30	8	40	16	10	37

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	399	0	0	502	0	0	976	1018	486	983	1010	376
Stage 1	-	-	-	-	-	-	560	560	-	434	434	-
Stage 2	-	-	-	-	-	-	416	458	-	548	576	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1160	-	-	1062	-	-	230	237	581	228	240	671
Stage 1	-	-	-	-	-	-	513	510	-	600	581	-
Stage 2	-	-	-	-	-	-	614	567	-	520	502	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1160	-	-	1062	-	-	194	220	581	191	223	671
Mov Cap-2 Maneuver	-	-	-	-	-	-	194	220	-	191	223	-
Stage 1	-	-	-	-	-	-	490	488	-	584	565	-
Stage 2	-	-	-	-	-	-	555	552	-	456	480	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.56	0.58	21.16	17.9
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	300	122	-	-	1062	-	-	342
HCM Lane V/C Ratio	0.261	0.032	-	-	0.028	-	-	0.184
HCM Control Delay (s/veh)	21.2	8.2	0	-	8.5	-	-	17.9
HCM Lane LOS	C	A	A	-	A	-	-	C
HCM 95th %tile Q(veh)	1	0.1	-	-	0.1	-	-	0.7

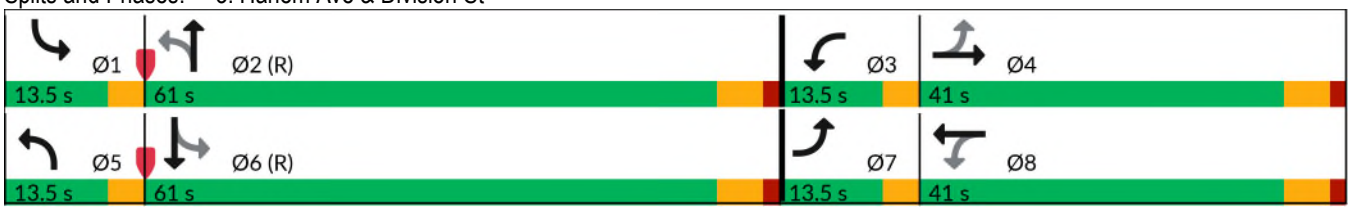


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	90	320	75	150	259	85	100	1122	89	80	950	35
Future Volume (vph)	90	320	75	150	259	85	100	1122	89	80	950	35
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	105		0	90		0	180		0	140		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	70			105			100			90		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.971			0.963			0.989			0.995	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1809	0	1770	1794	0	1770	3500	0	1770	3522	0
Flt Permitted	0.264			0.156			0.175			0.104		
Satd. Flow (perm)	492	1809	0	291	1794	0	326	3500	0	194	3522	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		9			13			8			4	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		460			953			980			1092	
Travel Time (s)		10.5			21.7			22.3			24.8	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Adj. Flow (vph)	92	327	77	153	264	87	102	1145	91	82	969	36
Shared Lane Traffic (%)												
Lane Group Flow (vph)	92	404	0	153	351	0	102	1236	0	82	1005	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8			2			6		

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4		3	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	11.0	14.0		11.0	14.0		11.0	14.0		11.0	14.0	
Total Split (s)	13.5	41.0		13.5	41.0		13.5	61.0		13.5	61.0	
Total Split (%)	10.5%	31.8%		10.5%	31.8%		10.5%	47.3%		10.5%	47.3%	
Maximum Green (s)	10.0	35.0		10.0	35.0		10.0	55.0		10.0	55.0	
Yellow Time (s)	3.5	4.5		3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5		0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		None	C-Max		None	C-Max	
Walk Time (s)		7.0			7.0			7.0			7.0	
Flash Dont Walk (s)		11.0			11.0			11.0			11.0	
Pedestrian Calls (#/hr)		0			0			0			0	
Act Effct Green (s)	43.3	31.8		44.9	32.6		71.4	60.3		70.4	59.8	
Actuated g/C Ratio	0.34	0.25		0.35	0.25		0.55	0.47		0.55	0.46	
v/c Ratio	0.36	0.89		0.71	0.75		0.36	0.75		0.40	0.61	
Control Delay (s/veh)	30.2	68.4		47.2	54.0		17.1	32.7		19.1	28.8	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	30.2	68.4		47.2	54.0		17.1	32.7		19.1	28.8	
LOS	C	E		D	D		B	C		B	C	
Approach Delay (s/veh)		61.4			52.0			31.6			28.1	
Approach LOS		E			D			C			C	

Intersection Summary			
Area Type:	Other		
Cycle Length: 129			
Actuated Cycle Length: 129			
Offset: 98.5 (76%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.89			
Intersection Signal Delay (s/veh): 37.8		Intersection LOS: D	
Intersection Capacity Utilization 84.7%		ICU Level of Service E	
Analysis Period (min) 15			

Splits and Phases: 3: Harlem Ave & Division St



Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	22	487	353	51	24	12
Future Vol, veh/h	22	487	353	51	24	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	24	529	384	55	26	13

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	439	0	-	0	989	411
Stage 1	-	-	-	-	411	-
Stage 2	-	-	-	-	577	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1121	-	-	-	274	640
Stage 1	-	-	-	-	669	-
Stage 2	-	-	-	-	562	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1121	-	-	-	265	640
Mov Cap-2 Maneuver	-	-	-	-	265	-
Stage 1	-	-	-	-	649	-
Stage 2	-	-	-	-	562	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.36	0	17.38
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	78	-	-	-	330
HCM Lane V/C Ratio	0.021	-	-	-	0.119
HCM Control Delay (s/veh)	8.3	0	-	-	17.4
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	0.4

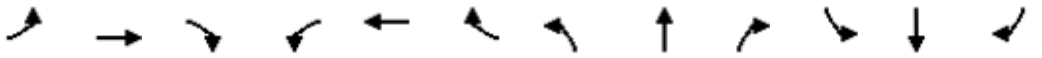
Intersection	
Int Delay, s/veh	3.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	49	433	29	27	327	53	28	7	37	25	9	49
Future Vol, veh/h	49	433	29	27	327	53	28	7	37	25	9	49
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	53	471	32	29	355	58	30	8	40	27	10	53

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	413	0	0	502	0	0	1012	1065	486	1024	1052	384
Stage 1	-	-	-	-	-	-	593	593	-	443	443	-
Stage 2	-	-	-	-	-	-	419	472	-	581	609	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1146	-	-	1062	-	-	218	223	581	214	227	663
Stage 1	-	-	-	-	-	-	492	493	-	594	576	-
Stage 2	-	-	-	-	-	-	612	559	-	500	485	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1146	-	-	1062	-	-	174	202	581	175	206	663
Mov Cap-2 Maneuver	-	-	-	-	-	-	174	202	-	175	206	-
Stage 1	-	-	-	-	-	-	460	461	-	577	560	-
Stage 2	-	-	-	-	-	-	537	544	-	428	454	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.8	0.56	22.94	20.71
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	278	170	-	-	1062	-	-	318
HCM Lane V/C Ratio	0.281	0.046	-	-	0.028	-	-	0.283
HCM Control Delay (s/veh)	22.9	8.3	0	-	8.5	-	-	20.7
HCM Lane LOS	C	A	A	-	A	-	-	C
HCM 95th %tile Q(veh)	1.1	0.1	-	-	0.1	-	-	1.1

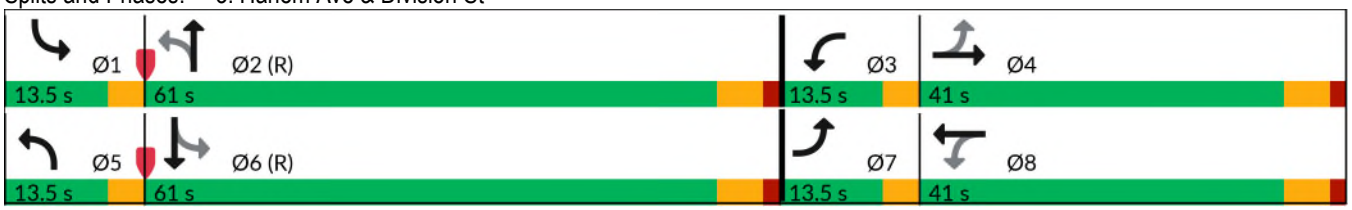


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	91	321	83	150	260	85	110	1139	90	81	964	37
Future Volume (vph)	91	321	83	150	260	85	110	1139	90	81	964	37
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	105		0	90		0	180		0	140		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	70			105			100			90		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.969			0.963			0.989			0.994	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1805	0	1770	1794	0	1770	3500	0	1770	3518	0
Flt Permitted	0.267			0.150			0.166			0.096		
Satd. Flow (perm)	497	1805	0	279	1794	0	309	3500	0	179	3518	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		10			13			8			4	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		460			953			980			1092	
Travel Time (s)		10.5			21.7			22.3			24.8	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Adj. Flow (vph)	93	328	85	153	265	87	112	1162	92	83	984	38
Shared Lane Traffic (%)												
Lane Group Flow (vph)	93	413	0	153	352	0	112	1254	0	83	1022	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8			2			6		

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4		3	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	11.0	14.0		11.0	14.0		11.0	14.0		11.0	14.0	
Total Split (s)	13.5	41.0		13.5	41.0		13.5	61.0		13.5	61.0	
Total Split (%)	10.5%	31.8%		10.5%	31.8%		10.5%	47.3%		10.5%	47.3%	
Maximum Green (s)	10.0	35.0		10.0	35.0		10.0	55.0		10.0	55.0	
Yellow Time (s)	3.5	4.5		3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5		0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		None	C-Max		None	C-Max	
Walk Time (s)		7.0			7.0			7.0			7.0	
Flash Dont Walk (s)		11.0			11.0			11.0			11.0	
Pedestrian Calls (#/hr)		0			0			0			0	
Act Effct Green (s)	43.8	32.2		45.3	33.0		71.1	59.8		69.8	59.2	
Actuated g/C Ratio	0.34	0.25		0.35	0.26		0.55	0.46		0.54	0.46	
v/c Ratio	0.36	0.90		0.72	0.75		0.41	0.77		0.42	0.63	
Control Delay (s/veh)	29.9	69.0		47.9	53.3		18.2	33.6		20.0	29.5	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	29.9	69.0		47.9	53.3		18.2	33.6		20.0	29.5	
LOS	C	E		D	D		B	C		C	C	
Approach Delay (s/veh)		61.8			51.7			32.4			28.9	
Approach LOS		E			D			C			C	

Intersection Summary			
Area Type:	Other		
Cycle Length: 129			
Actuated Cycle Length: 129			
Offset: 98.5 (76%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.90			
Intersection Signal Delay (s/veh): 38.4		Intersection LOS: D	
Intersection Capacity Utilization 85.8%		ICU Level of Service E	
Analysis Period (min) 15			

Splits and Phases: 3: Harlem Ave & Division St



River Forest Park District

May 1, 2025

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

Statement of Economic Analysis

To Whom It May Concern,

As this project is a development of a portion of an existing park, the Park District requests the requirement of an Economic Analysis be waived.

The Park District is funding this project through its Capital Projects Fund. $803,000 has been allocated for this project.

Sincerely,

Mike Grant
President

River Forest Park District

May 1, 2025

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

Statement of Demand on Village Services

To Whom It May Concern,

There is no anticipated demand on any Village services that the proposed development will have.

Sincerely,

Mike Grant
President

River Forest Park District

September 1, 2024

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

Statement of Demand on Local Schools

To Whom It May Concern,

There is no anticipated demand on the local schools that the proposed development will have.

Sincerely,

Mike Grant
President

River Forest Park District

PUBLIC NOTICE: MEETING WITH NEIGHBORING PROPERTY OWNERS REGARDING A PROPOSED PLANNED DEVELOPMENT PROJECT

The purpose of this letter is to notify you that the **River Forest Park District** intends to file an application with the Village of River Forest for a Planned Development permit for the purpose of:

- Construct an approximately 1,700 SF Splash Pad.
- Expand the south end of the Priory Center by 700 SF of the purpose of creating a program room.

at Priory Park, which is located at 7354 Division Street. You are receiving this notice because our records indicate that you own property within 500 feet of the proposed development site. You are hereby invited to attend a meeting with the applicant to discuss the project and its impact on area residents.

The meeting will be held:
Date & Time: Tuesday, April 1st, 6:30 PM
Location: 401 Thatcher Avenue, River Forest, Illinois

A copy of the preliminary site plan and rendering of the project has been included for your information. Please note that these plans may change during the course of the planned development application process. Residents are encouraged to learn more about the project and the planned development approval process by reviewing the enclosed informational guide and visiting the Village's website at www.vrf.us/DevelopmentGuide.

All interested parties are invited to attend this public meeting and will be given an opportunity to be heard. If you are unable to attend this meeting but wish to submit questions or comments, please contact Michael Sletten of the River Forest Park District at 708-366-6660x101 or via email at msletten@rfparks.com or Matt Walsh, Village Administrator at the Village of River Forest, at (708) 714-3563 or via email at mwalsh@vrf.us.

Please note that the next step in this process is to file an application that will be presented to the Village's Development Review Board (DRB) for review and consideration. The DRB will conduct a public hearing and then make a recommendation to the Village Board of Trustees that a planned development permit be granted, with or without conditions, or that it be denied. A notice of the public hearing will be sent to you no less than 15 days prior to the hearing date. You will also receive notice of the meeting of the Village Board of Trustees no less than seven days prior to the meeting date where the Development Review Board's recommendation will be considered.

Sincerely,

Mike Grant
President

Enclosed: Site Plan

CC: Matt Walsh, Village Administrator

River Forest Park District
Public Meeting Minutes of
April 1, 2025

In attendance: Commissioners Bade, Healy, Libera, and Roche, Executive Director Sletten, Kyle Bares (FGMA), and 8 attendees.

Sletten welcomed the guests and made introductions.

Sletten presented the Priory Park Project, discussing the following:

- Scope of the project.
- The Board's process for deciding the project.
- Why Priory Park was selected for this project.
- The public input process for the project, including the DBR process.
- Presentation of the Priory Center addition.
- Presentation of the splash pad, including the 3 water system options the Board considered.
- Presentation of other amenities.
- Traffic and parking.
- Trees, Memorial Trees, and Memorial Bricks that are impacted by the project.
- Construction schedule.

Questions that were asked by the residents and answered by the Park District include:

- Q: How much is the cost of the project? A: Approximately $800,000 is budgeted for the project.
- Q: What will happen to the memorial bench at the site? A: We are unaware of a memorial bench at the site. There are benches around the playground and these will not be impacted.
- Q: How does water drain off the splash pad? A: There are 2 drains on the splash pad.
- Q: Are there additional staffing requirements for the splash pad? A: Maintenance staff will conduct a daily inspection in the morning, and will perform any maintenance repairs. The pad is not staffed during operation hours.
- Q: Are there any additional insurance costs for the splash pad? A: The Park District is a member of a self-insured risk pool, PDRMA, and our rates are based on operating expenditures.
- Q: What are the water costs? A: At maximum operation, the splash pad can use 15,000 gallons a day. The Park District is budgeting $20,000 annually for water use. This number will go up annually with inflation or Village water rate increases.
- Q: What is the lifespan of the splash pad? A: the splash pad is scheduled for a 20-year life. The individual features should last 8-10 years. The features are interchangeable, if replacement is required.
- Q: How will the Park District monitor the site for user problems or large crowds? A: The Park District anticipates the user group for the splash pad will be families of River Forest. The size and features of the splash pad does not make this a destination facility. The Park District will have cameras monitoring both the Priory Center and the splash pad. The Park District will have signage posted prohibiting organized groups from using the splash pad, possibly offering a permit opportunity.
- Q: What if Fenwick removes their fence between the properties. A: The Park District is not aware of any development plans for the Fenwick property and does not anticipate the fence to be removed.
- Q: Will the playground be open during construction? A: The playground will be open; however, the bathrooms will be closed. The Park District will place portable toilets near the playground during construction.
- Q: Will the Priory Center be available for rent? A: At this time, the Park District does not rent any of it's indoor spaces.
- Q: Will the Constitution Park Project be impacted by the Priory Project? A: No. Both projects are independent of each other.
- Q: Will the bathrooms be open year-round for park users? A: No, the bathrooms will be open seasonally April 1-Novemebr 1. The bathrooms will be available for the program room year-round.
- Q: How many hours a day will the splash pad be open? A: The number of hours and times the splash pad will be open is still to be determined; however, it is expected to be open a least 6 hours a day.

Comments:

- A suggestion for the Park District to have plans ready to address user and crowd issues.
- A request/discussion from 3 of the attendees for the Park District to consider additional shade structures as part of the project.

River Forest Park District

Mike Sletten <msletten@rfparks.com>

s to the Splash Pad

1 message

Mary Katherine Krause <marykatherinekrause@gmail.com> Tue, Mar 25, 2025 at 9:24 AM
To: "msletten@rfparks.com" <msletten@rfparks.com>

Hello Michael,

We live on the Priory received your letter about the splash pad proposed for Priory Park. We support its construction. We remember when our children were young and enjoyed playing at Priory Park.

Mary Katherine and Ron Krause
7301 Greenfield St, River Forest, IL 60305

River Forest Park District

Mike Sletten <msletten@rfparks.com>

riory Park Gift Brick Relocation

3 messages

Allen and Peggy Bernthal <bern.alpeg@gmail.com> Thu, Mar 27, 2025 at 11:48 AM
To: "msletten@rfparks.com" <msletten@rfparks.com>, mwalsh@vrf.us
Cc: Allen and Peggy Bernthal <bern.alpeg@gmail.com>

Hi Michael and Matt,
Due to the proximity of my home to Priory Park, I received notification about proposed development. In 1997 my husband and I purchased two Priory Gift Bricks from the RF Park District. These were installed south of the labeled "existing building." I'm contacting both of you to learn about possible plans regarding relocation of our two bricks due to the proposed southward expansion of the existing building. Unfortunately, I have a schedule conflict and cannot attend the April 1 meeting. I'm attaching photos to help in identification of our bricks:

Brick 1 DR & MRS ALLEN C. BERNTHAL
Brick 2 KRISTEN, PETER, DAVID, STEPHANIE, AND MARK BERNTHAL

I look forward to hearing from you.
Peggy (Margaret) Bernthal
7355 Greenfield St, River Forest, IL 60305

4 attachments

Bernthal Priory Brick 1.jpg
6866K

Bernthal Priory Brick 2.jpg
6996K

Location Bernthal Brick 1.jpg
4374K

Location Bernthal Brick 2.jpg
4420K

Mike Sletten <msletten@rfparks.com> Thu, Mar 27, 2025 at 3:27 PM
To: Allen and Peggy Bernthal <bern.alpeg@gmail.com>

Hello Ms. Bernthal,

The engraved bricks will be re-installed within the project area. The final location has yet to be determined, as final plans will not be completed for another couple of months.

If you have any other questions, please feel free to contact me.

Thank you.

Michael J Sletten
Executive Director
Phone: (708) 366-6660 x101

River Forest Park District
401 Thatcher Ave
River Forest, IL 60305

Camp Guide . . .
Where all the fun is!

[Quoted text hidden]

Allen and Peggy Bernthal <bern.alpeg@gmail.com> Thu, Mar 27, 2025 at 6:39 PM
To: Mike Sletten <msletten@rfparks.com>

Hi Mike,
Thank you for letting us the plans regarding our Gift Bricks. We look forward to the improvements in Priory Park.
Peggy
[Quoted text hidden]

River Forest Park District

Mike Sletten <msletten@rfparks.com>

‹es to the Splash Pad

Mary Katherine Krause <marykatherinekrause@gmail.com> Tue, Mar 25, 2025 at 9:24 AM
To: "msletten@rfparks.com" <msletten@rfparks.com>

Hello Michael,

We live on the Priory received your letter about the splash pad proposed for Priory Park. We support its construction. We remember when our children were young and enjoyed playing at Priory Park.

Mary Katherine and Ron Krause
7301 Greenfield St, River Forest, IL 60305

River Forest Park District

Mike Sletten <msletten@rfparks.com>

.iory Park Support

Christopher Cheney <christopher.cheney2@gmail.com> Tue, Apr 1, 2025 at 9:39 AM
To: Mike Sletten <msletten@rfparks.com>

Hi Mike and the Park District Board,

While I am unable to attend tonight's meeting, I want to express my support for the proposed changes.

The addition on the south end of the current structure provides much-needed indoor space for activities, as I do not believe there is any indoor RFPD space north of Keystone Park. My only question is whether this will result in the removal of any trees and, if so, whether replacements will be planted elsewhere within RF. This is not a criticism, just genuine curiosity.

Second, the splash pad location makes use of existing space that is not currently utilized in a meaningful way. It minimizes the loss of green space while adding significant value to the parks. As someone with young children, I believe this space will be well used by families across the village when weather permits.

Thank you for your work on this project.

Thanks,
Chris Cheney
45 Park Avenue

Sent from my mobile device.

River Forest Park District

Mike Sletten <msletten@rfparks.com>

plash pad at priory

Mary Rose Smith <maryrose1220@ameritech.net> Tue, Apr 1, 2025 at 9:52 AM
To: Mgrant@rfparks.com, Llibera@rfparks.com, Dhealy@rfparks.com, Cbad@rfparks.com, Droche@rfparks.com
Cc: Mike Sletten <msletten@rfparks.com>, mwalsh@vrf.us

Dear River Forest Park District Board,

My family is strongly opposed to the installation of a splash pad at The Priory. Having lived across the street from the park for 25 years and now residing just two blocks north, we continue to use the space daily for walking and appreciate its natural, peaceful environment.

Before any decision is made, we would like to see any research that has been conducted regarding the need for a splash pad in River Forest. Has there been a demonstrated demand from residents? Additionally, what consideration has been given to the legal and financial responsibilities associated with potential injuries on the splash pad?

The Priory is a cherished green space that serves the community in its current form. We urge you to reconsider this proposal and ensure that any changes reflect the true needs and desires of River Forest residents

Regards,

Mary Rose and Charlie Smith

Sent from my iPhone

River Forest Park District

Mike Sletten <msletten@rfparks.com>

iory splash pad

Jeannette Sorrentino <jeannettesorren@gmail.com> Tue, Apr 1, 2025 at 12:09 PM
To: msletten@rfparks.com

I may not be able to attend the meeting tonight, but I have a couple of concerns re: splash pad

1. It seems an expensive investment for something that will most likely be used only 3 or at most 4 months of the year.

2. With children running around on slippery surfaces and potentially getting injured, who will absorb the liability for use of the splash pad? (I recall about 10 years ago when I advocated for a dog park I was told that the village could not absorb the liability -even though we are each responsible for our own dogs) Would the splash pad be monitored, and by whom?

Thank you for your consideration.

Jeannette Sorrentino
1221 William St.

River Forest Park District

Mike Sletten <msletten@rfparks.com>

plash Pad Plans

lbinder0116@gmail.com <lbinder0116@gmail.com> Tue, Apr 1, 2025 at 12:37 PM
To: Mgrant@rfparks.com, Llibera@rfparks.com, Dhealy@rfparks.com, Cbad@rfparks.com, Droche@rfparks.com
Cc: Mike Sletten <msletten@rfparks.com>, mwalsh@vrf.us

Hello River Forest Park Board Members,

Unfortunately, I cannot attend tonight's meeting. However, as a resident, I am a bit baffled by and opposed to the idea of a splash pad at Priory Park. I saw the plans, and it seems to take up a fair amount of real estate, despite its small seasonal use. It is costly and will obviously have an environmental impact. And I have difficulty believing it will be frequently used by River Forest families, especially since many don't have small children. I also worry about the liability.

I looked up the pros and cons of splash pads, and as you can see in this article, benefits are generally compared to installing a community swimming pool. I just don't envision major benefits for our community.

18 Pros And Cons Of Splash Pads

I'm curious how the idea of a splash pad came about. Was there a community survey that indicated high interest in this?

Thank you,

Linda Binder

River Forest Park District

Mike Sletten <msletten@rfparks.com>

SPLASH PAD resident comment

3 messages

Mary Susan Chen <marysusanchen@gmail.com> Tue, Apr 1, 2025 at 4:20 PM
To: Mike Sletten <msletten@rfparks.com>

Dear Mike Sletten,
We are residents who have lived on the west side of Priory Park for 27 years.

We would appreciate it if these comments re: the splash pad are shared with the park district board.

We have observed the increase of summer camp held at Priory and can imagine that the splash pad will help those children to cool down. Summer camp is only a few weeks of the summer, and summer is only a few months of the year.

I hope that the splash pad does not take space away from the current playground, since that playground is used most of the year by many children. It is well known that climbing is an essential gross motor skill for children's development, and Priory's playground provides that for many children.

Our parks provide a lot of green space, and adding a splash pad takes away from actual 'green' space by adding another manufactured surface to the ground.

I have a lot of questions about how this addition will impact the ecosystem - the land around it, the species who live there currently, and those who move around the space.
Yes the parks are for people to use. However when managed well, the parks can assist all species to thrive. In order to manage well we need to consider the full ecosystem community when planning our parks.

I hope that adding a splash pad does not deter from tree planting and the health of current trees.
Will the water be treated or flow straight from the pipelines? If it is treated, how will the surrounding trees, grass, insects, birds be impacted? Untreated should be safer for birds who may visit.

Will the water flow continuously or be triggered by motion sensors.

And lastly PLEASE do not let the water run all night. We already have people in the parks at night, and do not need another reason for late night park visitors.

MarySusan and Dave Chen
1211 William St
RF

Mike Sletten <msletten@rfparks.com> Tue, Apr 1, 2025 at 4:39 PM
To: Mary Susan Chen <marysusanchen@gmail.com>

Hello Ms. Chen.

Thank you for your comments. They will be included as Public Comment at the April 14th Board Meeting.

Answers to your questions are available in an FAQ posted on the Park District website on a home page link to the Priory Park Project or under District Projects

Thank you.

Michael J Sletten
Executive Director
Phone: (708) 366-6660 x101

River Forest Park District
401 Thatcher Ave
River Forest, IL 60305

Camp Guide . . .
Where all the fun is!

[Quoted text hidden]

River Forest Park District

Priory Park Project FAQ

What is the proposed project at Priory Park?

The Park plans to build an approximately 1,700 SF splash pad to the east of the Priory Center, and add a 700 SF building addition to the south side of the Priory Center.

How Much is the Priory Project?

The Park District has budgeted $457,000 for the splash pad, $261,500 for the Priory addition, $20,000 for a shade structure, and $60,000 for design services.

Is the splash pad available to the public?

Yes. The splash pad is open to any resident or non-resident visiting the park. There will be occasions when the splash pad will be closed for Park District programs.

When will the Splash Pad be open?

A schedule is still to be determined; however, we anticipate the splash pad to be open Memorial Day – Labor Day, 7 days a week, during afternoon hours. Depending on weather, the splash pad may be open earlier or later into the season.

What features will be on the splash pad?

The splash pad is designed for children up to 8 years old; however, the splash pad is available to all age groups. There will be a combination of above ground features and spray jets out of the ground. The current plan has 18 features on the splash pad. To see pictures of the splash pad features, please visit www.rfparks.com

What is the surface of the splash pad?

The splash pad surface will be stamped & colored concrete. A 4' wide concrete sidewalk goes around the perimeter of the splash pad.

What kind of water system is the Park District using for the splash pad?

The Park District will be using a flow-through system, using Village water and directly draining the water back into the Village storm sewer system. To control the use of water, the splash pad will be on a timer that must be activated by a push-button. A control system will determine the number of features that can be activated at a single time and determine the water volume out of the features. The splash pad has the possibility to use 100 gallons/minute; however, the control system will limit that use to 60

gallons/minute. On a daily basis of the splash park being open 6 hours a day and operating 70% of the day, the estimated maximum water usage would be 15,000 gallons a day.

Did the Park District consider a reusable water system?

Yes. If a reusable water system is used, the splash pad would have to follow Illinois Department of Health requirements. These would include:

- Special permitting, including hiring a prequalified aquatic engineering design firm.
- Installation of shower facilities. This would require a reconstruction and expansion of the Priory bathroom facilities.
- Installation of a water filtration system. The estimated cost to install a reusable water filtration system is $200,000, plus annual maintenance costs
- Fencing/gating the splash pad with the splash pad staffed when in operation. The splash pad staff costs for a 100-day season are estimated to exceed $11,000 annually.

Did the Park District consider reusing the used water for irrigation?

Yes. There is limited space on site to build a tank (greywater) system to allow for park irrigation. Based on space available, a possible 5,000-gallon tank could be installed, at an estimated cost to install at $160,000, plus annual maintenance costs. This would capture and hold approximately 1/3 of the maximum daily water usage on the splash pad, and 2/3 of the splash pad water would go into the Village sewer system on days the irrigation system is used. On average, the Priory irrigation system is turned on 2 days a week, so the tank would only empty twice a week. In 2023, 240,000 gallons of water was used to irrigate Priory Park at a cost of $2,500. The Park District researched other splash pads over a 1,000 SF in Illinois, and could not find a splash pad using a greywater system for park irrigation.

Will the playground be impacted by the splash pad?

To build the splash pad, the sand pit in the playground will be removed. The sand poses too much risk to be brought onto the splash pad and possibly clog the drains. The splash pad is designed next to the playground for easy transition between the two sites.

Why are you adding on to the Priory Center?

The building addition will provide the Park District with a 1,000 SF program room that will be used as a Summer Camp and program site. The new program room will not be available to splash pad users; however, the bathrooms will be available.

Will the building addition match the existing building?

Yes, the addition exterior will match the current building. The roof will be architectural shingles.

Will there be any changes to the restrooms?

No. There will be no changes to the restrooms and they will continue to be available to the public.

Are there other amenities for this project?

In addition to the building addition and splash pad, the plans include:

- The installation of a 10'x10 picnic shelter (picnic table).
- Additional picnic tables and benches around the splash pad
- A new drinking fountain (bottle fill & dog bowl).

For updated information on the Priory Park Project, please visit www.rfparks.com.