

RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA

A meeting of the River Forest Development Review Board will be held on Thursday, June 16, 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 May 19, 2022 Development Review Board Meeting
- III. Application #23-002: Application for Major Amendment to Existing Planned Development for improvements at Keystone Park (River Forest Park District)
 - 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 May 19, 2022

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, May 19, 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 7:30 p.m. Upon roll call, the following persons were:

Present: Chairman Martin, Members Fishman, McCole, Yanaki.

Absent: Member Crosby, Davis, Shoemaker

Also Present: Assistant to the Village Administrator Matt Walsh.

II. Minutes of the May 5, 2022 Development Review Board meeting

A MOTION was made by Member Fishman and SECONDED by Member McCole to approve the minutes of the May 5, 2022, Development Review Board Meeting. Chairman Martin noted that changes were made to the minutes at his request.

Ayes: Members Fishman, McCole, Yanaki, Chairman Martin.

Nays: None

Motion Passed.

III. Approval of Findings of Fact and Recommendation of the Development Review Board: Application #22-0013: Application for Planned Development for Exterior Beautification Project at 615 Lathrop Avenue (River Forest Tennis Club)

A MOTION was made by Member Fishman and SECONDED by Member Yanaki to recommend approval of the amended site development application and the findings of fact.

Ayes: Members Fishman, McCole, Yanaki, Chairman Martin.

Nays: None Motion Passed.

IV. Public Comment

There was no public comment.

V. Adjournment

A MOTION was made by Member Fishman and SECONDED by Member Yanaki to adjourn the May 19, 2022, meeting of the Development Review Board at 7:32 p.m.

Ayes: Members Fishman, McCole, Yanaki, Nays: None Motion Passed.	Chairman Martin.
Respectfully Submitted:	
Matt Walsh, Secretary	
Frank R. Martin Chairman, Development Review Board	Date



Village of River Forest Village Administrator's Office

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

MEMORANDUM

Date: June 10, 2022

To: Frank Martin, Chairman
Development Review Board

From: Matt Walsh, Assistant to the Village Administrator

Subj: Planned Development - Keystone Park Improvements (River Forest Park District)

<u>Issue:</u> The River Forest Park District is seeking a planned development permit to perform improvements at Keystone Park. The Development Review Board is scheduled to hold a public hearing on Thursday, June 16, 2022 to consider the application.

<u>Analysis:</u> Keystone Park is zoned Public, Recreational, Institutional District (PRI). The Park District intends to replace and reconfigure five tennis courts, relocate tennis hitting walls, relocate batting cages, and relocate basketball hoops. The proposed project also includes a new storm water drainage swale along Lake Street and a lighted flag pole. All of the proposed work will take place east of Keystone Avenue. The Park District intends to begin construction this fall.

The Village Board of Trustees approved Ordinance 3036 in June 2003, granting a planned development permit to the River Forest Park District for various improvements at Keystone Park. The Village Board of Trustees approved Ordinance 3384 in October 2011, amending that planned development permit to allow tennis court lights. The Village Board of Trustees has also approved several minor amendments to the planned development permit. The following have occurred in accordance with the River Forest Zoning Ordinance Planned Development process requirements:

Planned Development Step

Introduction to Village Board
Pre-Filing Conference with DRB
Notice of Neighbor Meeting Mailed
Neighbor Meeting Held
Technical Review Meeting
Notice of Public Hearing Mailed & Posted
Public Hearing

<u>Date</u>

February 28, 2022 March 3, 2022 March 5, 2022 March 21, 2022 May 25, 2022 June 1, 2022 June 16, 2022 Village departments have reviewed the application and have the following comments:

Review Division	Comments					
Administration & Finance	The project does not have any impact on the tax base or on Village operations. The project will need to be completed in compliance with approved plans and any conditions placed by the Village Board.					
Fire Department	The proposed project will not have any impact on operations, and there are no comments at this time.					
Police Department	The proposed project will not have any impact on operations, and there are no comments at this time.					
Public Works & Development Services	There are no major Public Works related comments at this time. Engineering staff has exchanged minor comments on the plans, and any outstanding issues will be resolved during permitting phase.					

Attachment(s):

- Memo from Village Planning Consultant John Houseal
- Applicant submission



MEMORANDUM

TO: Matt Walsh

Assistant to the Village Administrator

FROM: John A. Houseal, FAICP

Houseal Lavigne Associates

DATE: June 14, 2022

SUBJECT: River Forest Park District – 7920 Lake Street

Keystone Park – Tennis & Batting Cage Area Improvements

Houseal Lavigne Associates has conducted a review of the River Forest Park District's planned development application for the proposed tennis court and batting cages area improvements located at the east portion of Keystone Park East, including the replacement, relocation and reconfiguration of exiting tennis courts and batting cages, new pickle ball courts, addition of a new area designated for basketball, new sport court and area lighting, and a new drainage swale area.

The proposed planned development does not alter parking for the park and does not alter the existing building, soccer fields, softball or baseball fields, or playground area. The proposed plan development will not significantly alter the character of the park, or the uses provided in the park. The proposed plan development will essentially rearrange existing uses, intensify/upgrade/add lighting.

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. New & Relocated Uses
- 5. Lighting
- 6. Landscaping & Pedestrian/Bicycle Improvements
- 7. Signage
- 8. Conclusion

HOUSEAL LAVIGNE ASSOCIATES, LLC

CHICAGO, IL 188 West Randolph Street, Suite 200 Chicago, Illinois 60601 (312) 372-1008

1. Site Conditions, Surrounding Land-Use and Zoning

The Subject Property is zoned PRI: Public/Recreational/Institutional and is improved with Keystone Park East, including a soccer field, a baseball field, a softball field, 5 tennis courts, a practice wall/area, 4 paddle tennis courts, 4 batting cages (clustered at one location), a concessions/meeting building, and a playground area. The park is ringed by a sidewalk along its perimeter and a sidewalk/walking path that cuts through the eastern portion of the park through the tennis court/playground area. Basketball standards (hoop and backboard) are provided on one of the tennis courts. No off-street parking is provided on the park site. Parking for Keystone Park East is primarily provided on the surrounding public streets and the public parking lot located a block to the west on Thatcher Avenue.

The Subject Property occupies an entire block and is bound by Lake Street on the north, Central Avenue on the south, Keystone Avenue on the west, and a railroad right-of-way (elevated track) on the east.

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

North: Across Lake Street, single-family detached homes zoned R2: Single-Family Residential.

<u>South</u>: Across Central Avenue, Union Pacific Railroad right-of way (elevated track), and south of the tracks, Hawthorn Avenue, and south of Hawthorn, single-family detached homes zoned R2: Single Family Residential.

West: Across Keystone Avenue, Keystone Park West, zoned PRI: Public/Recreational/Institutional.

<u>East</u>: Across the railroad right-of-way (elevated track), the River Forest Village Hall, Police Station, and Fire Station zoned PRI: Public/Recreational/Institutional; and 6-story multi-family building zoned C3: Central Commercial.

2. Relationship to the Comprehensive Plan

The River Forest Park District's proposed planned development for changes and improvements to the east end of Keystone Park East 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 "Parks/Open Space".

The comprehensive plan emphasizes open spaces and recreation, quality institutions and facilities, community character, and stable residential neighborhoods, among other contributing community components. The proposed planned development for changes and improvements to the east end of Keystone Park East support several objectives of the comprehensive plan, including but not limited to the following:

- Promote continued cooperation between the Village, the Park and School Districts, Township, Community Center, the Universities, and the Forest Preserve in the provision of recreational programs and facilities.
- Provide for public/quasi-public uses to continue the high quality of facilities and services within the community.

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- 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.
- 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
- Strengthening our community character, identity, and unique sense of place.

Overall, the River Forest Park District's proposed planned development is consistent with the River Forest Comprehensive Plan and does not significantly change the function, overall character, or use intensity of Keystone Park.

3. Zoning Analysis (SDAs required for setbacks)

The proposed planned development for the tennis court and batting cages area improvements located at the east portion of Keystone Park East, requires four site development allowances (SDAs): 1) for the setback along Lake Street for the temporary batting cages pole system; 2) for the setback along Central Avenue for the new permanent batting cages; 3) for the setback along Central Avenue for the new basketball court fencing/enclosure; and 4) for the setback along the east property line for the tennis court and basketball enclosure/fencing. All other zoning standards, included lot area, building height, impervious surface, lot coverage, FAR, and setbacks along Keystone Avenue are conforming or not being changed from their existing condition. The proposed planned development actually decreases the impervious surface on the park by 9.1% (3,920 square feet).

The PRI District requires a 50' setback along Lake Street and Central Avenue, a 35' setback along Keystone Avenue, and a 25' setback along the east property line along the railroad right-of-way. The 50' setback is required along Lake Street and Central Avenue because the subject property faces the R2 District to the north and to the south. Although the R2 District to the south is located approximately 200' away across two road rights-of-way and a railroad right-of-way, there is no other zoning district separating the Subject Property and the R2 zoning to the south, so the 50' setback is required.

- 25.38' SDA for the Batting Cages setback along Lake Street Although the "structure" being proposed is merely the poles providing support for the batting cage netting, the support structure will need a site development allowance (SDA) as it does not maintain the required 50' setback from the north property line along Lake Street. The proposed batting cage structure is only setback 24.62' from Lake Street and will therefore require a 25.38' SDA.
- **42" SDA for the Batting Cages setback along Central Avenue** The permanent batting cages structure will need a site development allowance (SDA) as it does not maintain the required 50' setback from the south property line along Central Avenue. The proposed permanent batting cages structure is only setback 8' from Central Avenue and will therefore require a 42' SDA.
- 37.53" SDA for the Basketball Court Fencing/Enclosure setback along Central Avenue —The

basketball court enclosure/fencing will need a site development allowance (SDA) as it does not maintain the required 50' setback from the south property line along Central Avenue. The proposed basketball court enclosure/fencing is only setback 12.47' from Central Avenue and will therefore require a 37.53' SDA.

20.49" SDA for the Tennis Court and Basketball Court Fencing/Enclosure setback along the East
Property Line –The tennis court and basketball court basketball enclosure/fencing will need a site
development allowance (SDA) as it does not maintain the required 25' setback from the east
property line. The proposed tennis court and basketball court enclosure/fencing is only setback
4.51' from the east property line and will therefore require a Central Avenue and will therefore
require a 20.49' SDA.

4. New & Relocated Uses

The proposed planned development is essentially a slight reorganization of existing uses into a more efficient arrangement to better utilize limited space within Keystone Park. While most of the uses are slightly relocated within the area of the existing uses, a couple of uses are in new areas not currently programmed with facilities for activity.

Tennis courts, practice/hitting wall, pickle ball, and basketball...remain in existing activity area. The new five tennis courts (also striped for pickle ball) and the new basketball area remain in the areas currently occupied by the existing tennis courts and practice/hitting wall area. While the uses shift location slightly, they remain in the area currently home to the existing uses. The proposed pickle ball courts are striped on the new tennis courts, so at any time, a particular court can be used for one or the other, but not both. The basketball area, currently cohabitating on one of the existing tennis courts, is proposed to have its own designated space just for basketball. Two practice walls are also proposed for the east side of the southern most tennis court.

Batting cages...located into existing open space areas. The four new proposed batting cages are located in existing open space areas currently not established as activity areas with specific facilities.

- The proposed two batting cages along Lake Street consist of a temporary facility and would only be
 up during the baseball/softball season, with the nets being removed in the off-season. The location
 of these two temporary batting cages facility is located just east of the existing softball field
 backstop and sidewalk/walking path, just south of Lake Street.
- The second set of two batting cages is permanent and located just west of the existing concessions/meeting space building along Central Avenue. The proposed new permanent batting cages facility is located in an existing undeveloped open space area.

Both proposed batting cage facilities bring programed activity and structures into areas currently used as unprogrammed open space. Both facilities bring activity and noise into areas closer to adjacent residential areas. Both batting cage facilities require a site development allowance (see part 3, Zoning Analysis) for setbacks from Village rights-of-way (Lake Street and Central Avenue).

Drainage swale. The new drainage swale is proposed in the northeast corner of the park, along Lake Street and the railroad right-of-way, just north of the batting cages and east of the two temporary

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batting cages. This location provides additional open space along Lake Street across from the residential on Lake Street and allows the Park District to comply with MWRD requirements. The proposed drainage swale is located in area that is primarily undeveloped open space.

5. Lighting

The applicant is proposing to replace the existing lighting with new lighting for the tennis/pickle ball courts, the basketball area, and the batting cages along the south property line along Central Avenue. The applicant is also proposing pedestrian scale lighting for the areas along the sidewalk/walking path by reusing the existing fixtures and converted the fixtures to LED.

In general, especially as viewed from the adjacent and nearby residential areas, the goal should be to adequately illuminate the athletic facilities in a manner that provides safety, minimizes glare and line-of-sight to light sources from surrounding residential areas, eliminates spillover lighting onto adjacent properties, and preserves the dark sky.

Tennis/Pickle Ball and Basketball Area Lighting

According to the application materials, the existing tennis court lighting consist of eight (8) poles – seven (7) 39' poles and one (1) 50' pole, each with metal halide lights. The applicant is proposing to replace the existing eight poles with five (5) new 50' tall poles with LED lighting. Each pole is proposed to have three (3) luminaries/light sources, for a total of 15. The new lights will be mounted considerably higher (11') than the existing tennis court lighting.

<u>Illumination/Spillover</u> - The proposed lighting will provide adequate cut-off/control sufficient to prevent any illumination or spillover lighting on adjacent properties or residential areas.

<u>Line of Sight/Glare</u> – The 11' increase in pole height from 39' to 50' will result in greater direct line-of-sight to the new LED light sources. Generally, the higher up a light is, the easier it is to see directly into the source and the more difficult it is effectively shield the light source. The applicant should address why the additional 11' in pole height is necessary, what shielding will be used to mitigate direct line-of-site to the light source, and the difference in brightness (and overall court illumination) between the existing metal halide and the new LED lights. Existing trees near the tennis courts currently provide some relief from the lights to adjacent residential areas but increasing to 50' poles will extend the lights above many of the nearby trees on the site.

Basketball Area Lighting

The new basketball area will be lit with two lights mounted on 30' tall poles. There will be one light on the east end and one light on the west end of the basketball area. Unlike the tennis court lights, these lights are flat, low-profile, downward facing LED panel designed to illuminate the playing surface directly below. These lights offer good directional control, will not cast spillover lighting onto adjacent areas, and minimize line-of-sight to the light source by not having the light source extend below the fixture. This light source is typical of those found in commercial parking lots.

South Batting Cage Lighting

The new batting cages along Central Avenue will have lighting that is mounted to the roof of the cage structure. Three (3) relatively small (17" x 17" x 7") box-type fixture mounted to the roof of the structure

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will provide downward lighting for the batting cages. Due to the location, size, and low mounting height, these lights will have little impact on, or line-of-site from, surrounding properties.

Dark Sky

The proposed lighting should prevent upward spillover illumination, therefore helping to preserve dark sky.

Hours of Use

The River Forest Park District currently has limited hours for lighting. This limitation should remain in place to protect the quieter evening atmosphere of surrounding residential areas. Moreover, the applicant should provide an overview of the lighting system and how it will be only used when the athletic facilities are in use, and if there are monthly/seasonal restrictions to account for lights being off during winter months.

Post Installation Calibration

Like when athletic field and facilities lighting was first installed at Keystone Park, the Park District should work with the Village and surrounding neighbors to "fine tune" and calibrate the alignment and shielding to mitigate to the extent possible the impact on surrounding residential areas.

6. Landscaping & Pedestrian/Bicycle Improvements

The applicant meets the Village's tree replacement requirements for those trees to be removed, and pedestrian access and circulation is appropriate.

- Tree removal and replacement The applicant has indicated that 14 trees and 6 multi-stem trees will be removed, ranging from 5'-20'. Most of the trees to be removed will be in the areas near the drainage swale and the batting cage locations. The applicant that 65 new 3" caliper trees will be planted to replace the removed tree. The new trees will be planted in Keystone Park, space permitting, otherwise the trees will be planted on other Park District property.
- **Bicycle Racks** The applicant should consider providing additional bicycle racks near the project area to better provide for park patrons who may be arriving by bike.
- Sidewalk/Walking Path The sidewalk/walking path network through the tennis court area at the
 east end of Keystone Park is being reworked to accommodate the proposed improvements and
 the new alignment will continue to provide adequate pedestrian access and circulation to facilities
 and connect to the Village's public sidewalk system.
- Landscape Plan The proposed landscape plan includes the planting of 4 State Street Maples along Lake Street north of the drainage swale and 8 Douglas Firs south of the drainage swale and north of the tennis courts. An addition, 1 October Glory Red Maple is proposed along Central Avenue between the existing paddle tennis courts and the proposed basketball area. The proposed landscaping is appropriate and includes quality tree species in strategic locations. The applicant is not showing the proposed planting locations of the 65 new 3" caliper replacement trees.

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7. Signage

The applicant is proposing five signs measuring 24"x18" each to be mounted to the tennis court fencing at the entrance to each court. The signs will provide the rules/guidelines for facility use. The signs re intended to inform tennis court users at the tennis courts and will have no visual impact as viewed from adjacent rights-of-way or nearby residential areas.

8. Conclusion

Overall, the proposed new tennis courts, pickle ball courts, basketball area, batting cages, and drainage swale are appropriate, well designed, and will improve the facilities and recreational offerings at Keystone Park. The proposed improvements are generally consistent with the Comprehensive Plan and will not significantly change the use, character, or overall intensity of park activity.

While several site development allowances (SDAs) are required for setbacks, the proposed facilities are appropriately located and essentially maintain the existing setbacks along Central Avenue and the east property line. The required setback along Lake Street is only to accommodate a temporary batting cage structure that is not lighted. The requested SDAs are appropriate.

Careful consideration should always be given to lighting in a residential area. The proposed lighting is an upgrade to the existing lighting but will also intensify certain aspects of the light impact as viewed from nearby areas. The proposed lighting effectively prevents spillover lighting onto adjacent areas and properties. The applicant should work with the Village to identify ways to possibly further mitigate the line-of-site impact of the new tennis court lighting on adjacent residential areas. Hours for lighting should be limited to the current restriction to ensure the evening/nighttime atmosphere is maintained to the extent possible.



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

Dear Chairman Martin and the Development Review Board,

The River Forest Park District is in the process of seeking approval to move forward with the replacement of the 5 tennis courts and 4 batting cages in Keystone Park. The proposed project will be fully funded by the River Forest Park District out of the agency's Capital Projects Fund.

This project centers on the 5 Keystone tennis courts as their age and condition warrants replacement. The Park District sees the replacement of the tennis courts as an opportunity to maximized the use of the space on the east end of the park, and accommodate space for additional platform tennis courts at a future date. Additional platform tennis courts are not part of this application.

The scope of the project includes:

- Replace and reconfigure the 5 tennis courts with new LED sport lights. The new lights would be controlled by 3 separate switches to eliminate the lighting of unused courts. Each new tennis courts will be dual lined with a pickle ball court.
- Relocate the tennis hitting walls to the east fence on the new south tennis court.
- Installation of 5 new 24"x18" facility use guidelines signs at the 5 entrance gates to the tennis courts and basketball hoops area. Signs to be hung on the fence.
- Replace and relocate the 4 lighted batting cages.
 - a. The first set of lighted cages would be permanently installed along Central Avenue, west of the Keystone Center. These 2 cages would be centrally located between the 2 baseball fields.
 - b. The second set of cages would be a temporary facility east of the synthetic infield, with a permeable surface and nets up only during the youth baseball season. The second set of cages will not be lighted.
- Relocate the 2 basketball hoops from inside the tennis courts to a dedicated fenced area along Central Avenue. The basketball hoop area will be lighted.
- New storm water drainage with a drainage swale located along Lake Street to accommodate MWRD requirements.
- Replace the flag pole with a new 30' lighted flag pole located adjacent to the synthetic ballfield scoreboard.

This project is scheduled for the fall of 2022,

Thank you for your consideration.

ymn Kilsera

Sincerely,



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

Applicant Information

To Whom It May Concern,

Project Address

Keystone Park East 7920 Central Avenue River Forest, Illinois 60305

Property Owner & Applicant

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

President
Lynn Libera
llybera@rfparks.com

Executive Director Michael Sletten msletten@rfparks.com

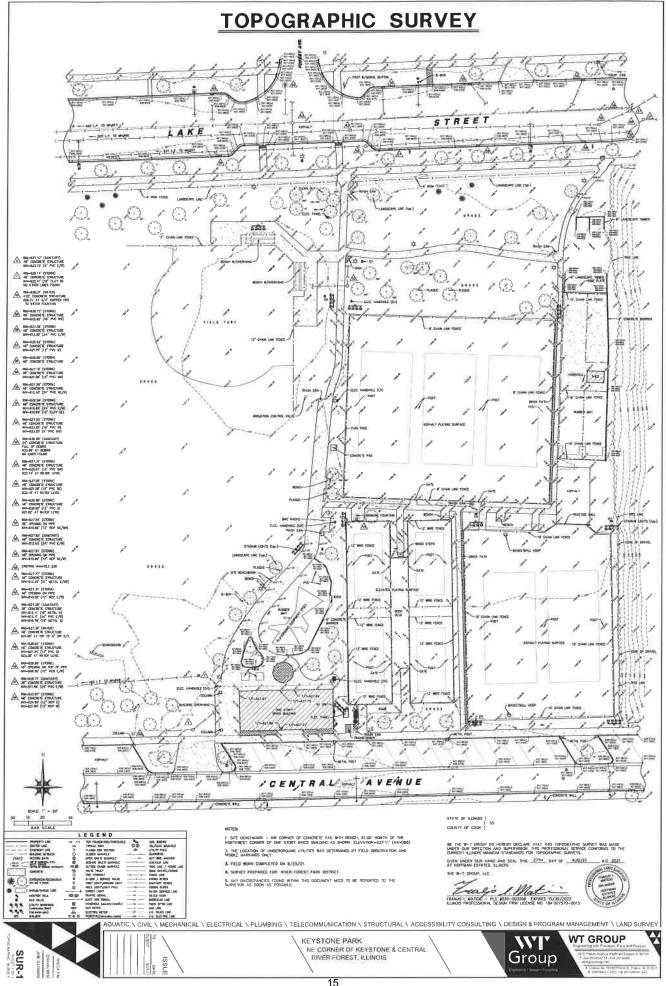
Engineering Firms

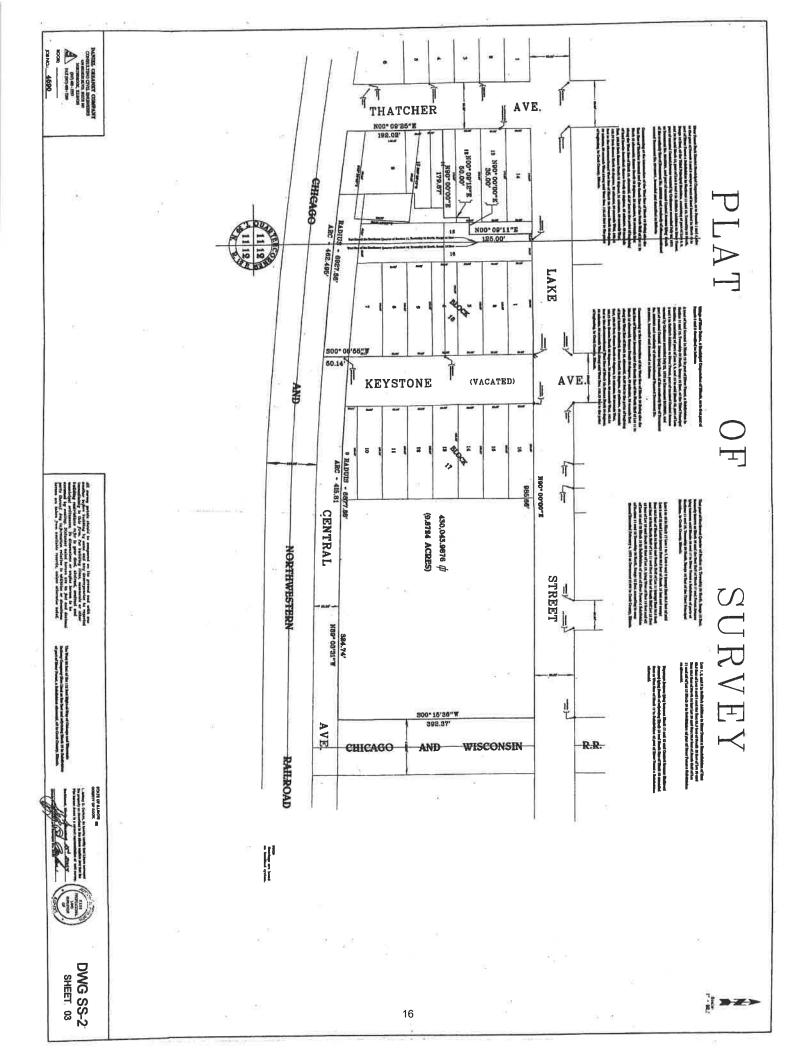
WT Group

Todd Abrams, Executive Vice President todd.abrams@wtenginnering.com

Fred Kolkman Tennis & Sport Surface Fred Kolkman, Owner courtbuilder@ameritech.net

Sincerely,





P.I.N. 15-12-113-001, 15-12-113-002

LEGAL DESCRIPTION: THE LEGAL DESCRIPTION OF THE PROPERTY IS AS FOLLOWS: PIN NOS: 15-12-113-001-0000, 15-12-113-002-0000. AS SHOWN ON PLAT OF SURVEY — RIVER FOREST PARK DISTRICT MUNICIPAL CORPORATION, AS TO PARCELS 1 AND 4, ALSO AS THAT PART OF PARCELS 2 AND 3 EXCEPT A TRACT OF LAND LOCATED IN BLOCK 18 IN PART OF RIVER FOREST A SUBDIVISION IN SECTIONS 11 AND 12, TOWNSHIP 39 NORTH, RANGE 12 EAST, OF THE THIRD PRINCIPAL MERIDIAN, CONSISTING OF PART OF LOTS 8,9, AND 10 IN SAID BLOCK 18, PART OF LOTS 2 AND 3 IN GRIFFIN'S ADDITION TO RIVER FOREST, PART OF VACATED CENTRAL AVENUE VACATED BY ORDINANCE RECORDED JULY 22, 1975 AS DOCUMENT NO. 23159661, AND PART OF VACATED CENTRAL AVENUE LYING SOUTH OF THE SOUTHERLY LINE OF DOCUMENT NO. 5265923 AND SOUTHERLY OF AFOREMENTIONED VACATED DOCUMENT NO. 23159661, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF BLOCK 18 (BEING ALSO THE EAST LINE OF THATCHER AVENUE) AND THE SOUTH LINE OF THE NORTH HALF OF LOT 11 IN BLOCK 18 AFORESAID; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE WEST LINE OF BLOCK 18, AFORESAID, 45.67 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE SOUTH 82 DEGREES, 45 MINUTES, 40 SECONDS EAST, 189.20 FEET, THENCE; SOUTH 04 DEGREES, 31 MINUTES, 00 SECONDS WEST, 109.73 FEET; THENCE NORTH 82 DEGREES, 39 MINUTES, 00 SECONDS WEST, 180.54 FEET TO THE AFOREMENTIONED WEST LINE OF BLOCK 18; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG SAID WEST LINE, 110.13 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

VILLAGE OF RIVER FOREST, A MUNICIPAL CORPORATION OF ILLINOIS, AS TO THAT PART OF PARCELS 2 AND 3 DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN BLOCK 18 IN PART OF RIVER FOREST, A SUBDIVISION IN SECTION 11 AND 12, TOWNSHIP 39 NORTH, RANGE 12 EAST, OF THE THIRD PRINCIPAL MERIDIAN, CONSISTING OF PART OF LOTS 8, 9, AND 10 IN SAID BLOCK 18, PART OF LOTS 2 AND 3 IN GRIFFIN'S ADDITION TO RIVER FOREST, PART OF VACATED CENTRAL AVENUE VACATED BY ORDINANCE RECORDED JULY 22, 1975 AS DOCUMENT 23159661, AND PART OF VACATED CENTRAL AVENUE LYING SOUTH OF THE SOUTHERLY LINE OF DOCUMENT NO. 5265923 AND SOUTHERLY OF AFOREMENTIONED VACATED DOCUMENT NO. 23159661, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF BLOCK 18 BEING ALSO THE EAST LINE OF THATCHER AVENUE) AND THE SOUTH LINE OF THE NORTH HALF OF LOT 11 IN BLOCK 18 AFORESAID; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE WEST LINE OF BLOCK 18, AFORESAID, 45.67 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE SOUTH 82 DEGREES, 45 MINUTES, 40 SECONDS EAST, 189.20 FEET; THENCE SOUTH 04 DEGREES, 31 MINUTES, 00 SECONDS WEST, 109.73 FEET; THENCE NORTH 82 DEGREES, 39 MINUTES, 00 SECONDS WEST, 180.54 FEET TO THE AFOREMENTIONED WEST LINE OF BLOCK 18; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG SAID WEST LINE, 110.13 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THAT PART OF NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST, FORMERLY KNOWN AS BLOCK 16 AND THE EAST HALF OF BLOCK 17 AND FOREST AVENUE LYING BETWEEN SAID BLOCKS 16 AND 17 IN RIVER FOREST A SUBDIVISION OF PARTS OF SECTIONS 11 AND 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOTS 9 TO 16 IN BLOCK 17 LOTS 1 TO 7, LOTS 1 TO 7, LOTS 8 AND 9 (EXCEPT EAST 60.5 FEET OF SAID LOTS 8 AND 9) AND LOT 10 (EXCEPT EAST 60.5 FEET OF SOUTH 16 FEET AND EXCEPT EAST 30.5 FEET OF NORTH 34 FEET) AND SOUTH HALF OF LOT 11 (EXCEPT EAST 30.5 FEET) AND EAST 10 FEET NORTH HALF OF LOT 11 AND EAST 10 FEET OF SOUTH HALF LOT 12 EAST 15 FEET OF LOT 15 AND SOUTH 50 FEET OF LOT 15, LYING WEST OF EAST 15 FEET AND ALL OF LOTS 16 AND 18 BLOCK 18 IN SUBDIVISION OF PART OF RIVER FOREST A SUBDIVISION OF SECTION 11 AND 12 TOWNSHIP 39 NORTH, RANGE 12 EAST, ACCORDING TO MAP THEREOF RECORDED FEBRUARY 4, 1973 AS DOCUMENT 81938 IN COOK COUNTY, ILLINOIS.

LOTS 1, 2, AND 3 IN GRIFFIN'S ADDITION TO RIVER FOREST A RESUBDIVISION OF EAST 60.5 FEET OF LOTS 8 AND 9 AND THE EAST 60.5 FEET OF SOUTH 16 FEET OF LOT 10 AND EAST 30.5 FEET OF NORTH 34 FEET LOT 10 AND EAST 30.5 FEET OF SOUTH HALF OF LOT 11 AND ALL OF LOT 17 BLOCK 18 IN SUBDIVISION OF PART OF RIVER FOREST A SUBDIVISION AS AFORESAID.

KEYSTONE AVENUE LYING BETWEEN BLOCK 17 AND 18 AND CENTRAL AVENUE (RAILROAD AVENUE) LYING SOUTH OF ADJOINING BLOCK 18 AND SOUTH LINE OF BLOCK 18 EXTENDED EAST TO WEST LINE OF BLOCK 17 IN SUBDIVISION OF PART OF RIVER FOREST A SUBDIVISION AFORESAID.



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 Keystone Project includes the replacement of 5 tennis courts, the addition of a basketball area and pickle play to the park, reconfigure space to allow for future recreation development, and adds storm water improvements. This project is in direct support of the Village of River Forest Comprehensive plan standards and objectives as follow:

Core Community Principles:

- Strengthening our property values and enhancing our quality of life. The replacement of the tennis court, addition of new recreation facilities, and the reconfiguration of the site to add 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 around the needed replacement of the tennis courts; however, the reconfiguration of the courts maximizes the use of the space

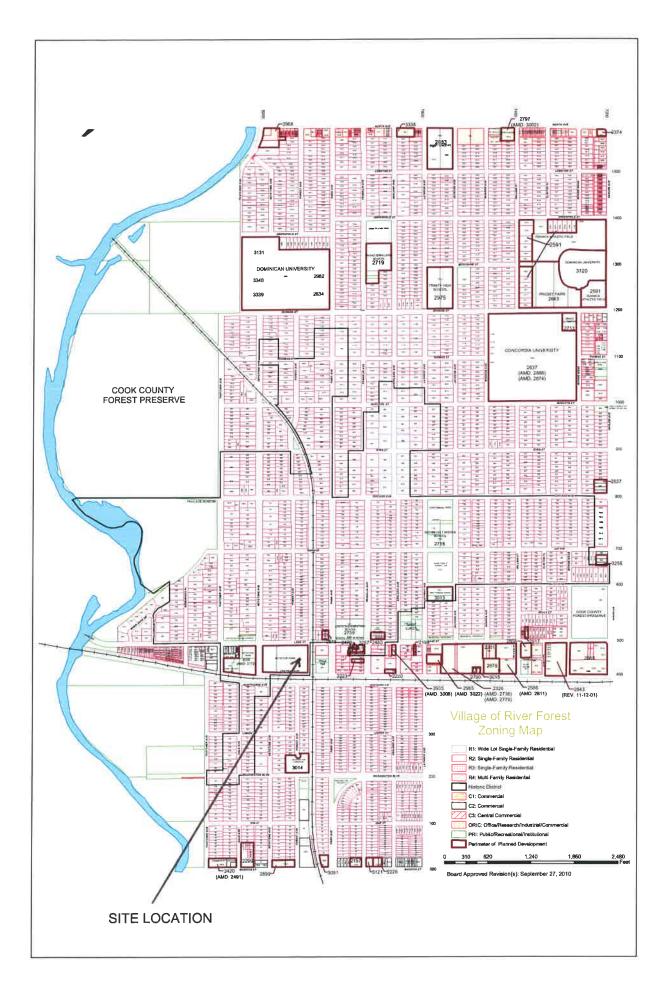
Land Use & Development Core Objectives

- 1. Ensure the quality, stability, and attractiveness of the residential neighbors. This project includes a 38% reduction in chain-link fencing and a 9.1% decrease in concrete and asphalt surface area on the site. The tennis lights will be LED fixtures with less light spill to the surrounding area.
- 2. Provide for public/quasi-public uses to continue the high quality of facilities and services within the community. This project includes 5 new tennis courts, 5 pickle ball courts, 4 batting cages, and a basketball hoops area open for public use.

Parks. Open Space & the Environment Core Objectives:

 Continue to work with the Park District and the Forest Preserve District to address the Village storm water issues. This project includes a new storm water system and drainage swale that will serve as a new retention system for the east side of the park, alleviating the Village storm water system during heavy rain storms.

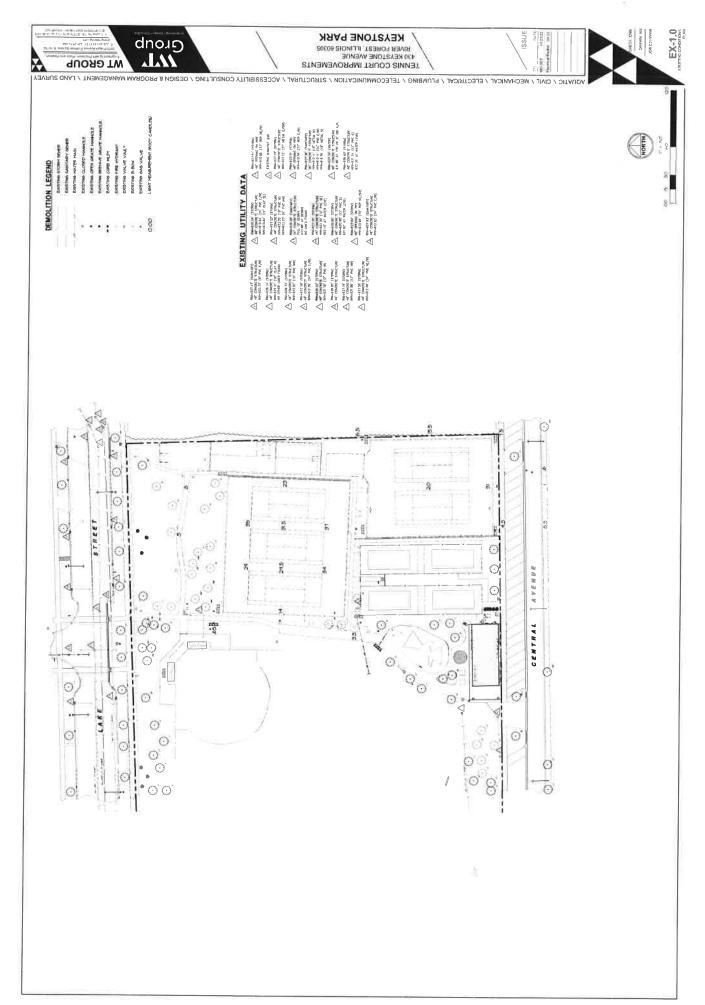
Sincerely,



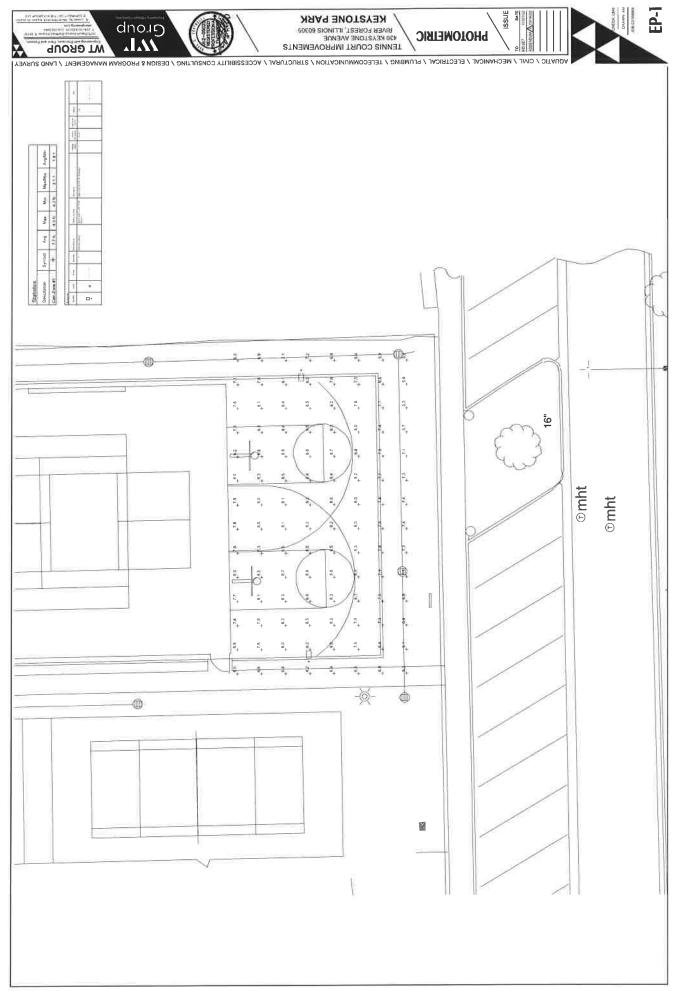
River Forest Park District

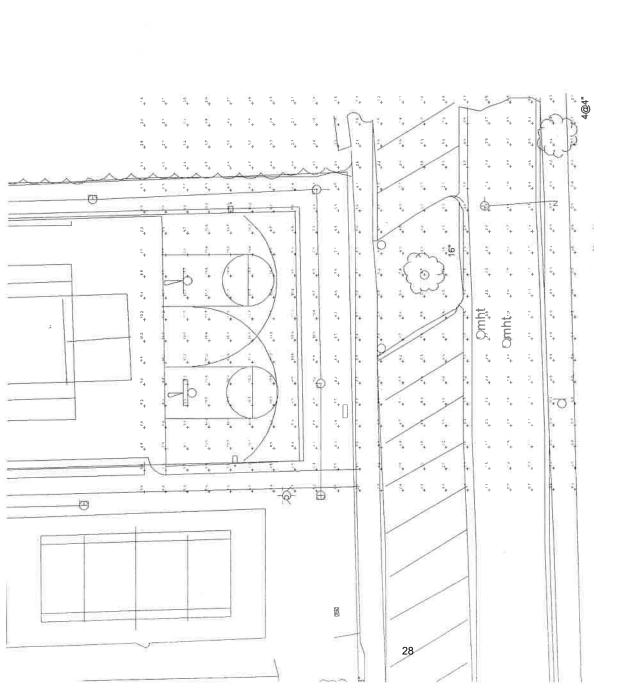




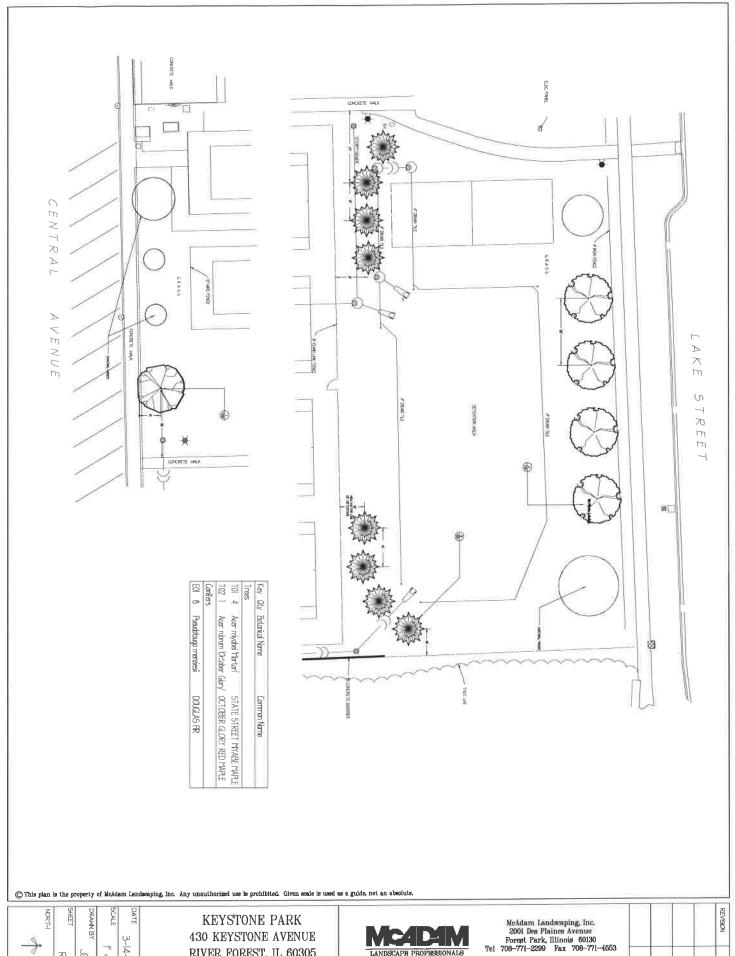








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www.mcadamlandscape.com

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RIVER FOREST, IL 60305

TENNIS CT IMPROVEMENTS



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

Tree Replacement

To Whom It May Concern,

Fourteen (14) trees and six (6) multi-stem trees ranging from 5"to 20" will need to be removed. The total diameter loss of these trees is 194". Based on the Village's Tree Ordinance the lost trees will be replaced with 65-three inch trees in Keystone Park (or other River Forest parks if space does not permit). A landscape plan is included in the application.

Sincerely



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

Statement of Substance of Covenants, Easements, and Other Restrictions

To Whom It May Concern,

There are no covenants, easements or other restrictions imposed on the land-

Sincerely,



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

Construction Schedule

To Whom It May Concern,

The Keystone Project construction schedule is September 1, 2022 to May 15, 2023.

Pre-Construction Phase: September 1-October 1: Construction of permanent batting cages.

Phase I, October 1-November 15: Demolition of facilities, excavation, storm sewer installation, asphalt paving & concrete, fence installation, installation of tennis athletic lights and path lights, construction of temporary batting cages, final grading with seed blanket, and installation of off-site trees.

Phase II, March 15-May 15: Paint and line tennis courts, pickle ball courts and basketball hoops area, install basketball standards, on site landscaping, installation of off site trees.

Sincerely,



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,

Memorandum - DRAFT

To: Michael Sletten

River Forest Park District

From: Dan Brinkman, P.E., PTOE

Antonio Maravillas, E.I.T.

Date: May 2, 2022

Subject: Traffic & Parking Assessment

Keystone Park Renovations

River Forest, Illinois



625 Forest Edge Drive ■ Vernon Hills, IL 60061 847.478.9700 ■ GHA-Engineers.com

Part I. Introduction and Project Context

Gewalt Hamilton Associates, Inc. (GHA) has conducted a Traffic and Parking Assessment for the proposed renovations of Keystone Park in River Forest, Illinois. The park is located between Lake Street and Central Avenue. Keystone Avenue divides the park into an east and west zone. West Keystone Park currently contains a playground, a baseball field, and a large open field which is typically used for soccer. East Keystone Park currently contains a playground, a baseball field, a soccer field, five lighted tennis courts, four lighted platform tennis courts, and four lighted batting cages.

As currently proposed, the five lighted tennis courts will be replaced and relocated. All five renovated tennis courts will also be dual lined for pickleball courts. In addition, two basketball hoops, which are currently shared on the tennis courts, will be moved to a dedicated area along Central Avenue. No changes in access operations or parking supply are proposed as part of the renovations. Currently, 47 dedicated parking spaces for the park are provided along Central Avenue.

The following provides a summary of site traffic characteristics and the analysis conducted, which includes a qualitative analysis of the development's impact on the surrounding roadway network and parking analysis. *Exhibits* and *Appendices* referenced are in the Technical Addendum at the end of this document.

Part II. Background Information

Site Location Map and Roadway Inventory

Exhibit 1 provides a location map and **Exhibit 2** provides a photo inventory of the site vicinity. Pertinent comments to the adjacent roadways include:

• Central Avenue is an east-west local route that operates with one-way (westbound) traffic flow adjacent to the site. Central Avenue provides a single travel lane in the westbound direction with angled parking generally provided along the north side of the street. Closer to Keystone Avenue, parallel parking spaces are provided instead. The parking spaces adjacent to the park are signed as "Daily Fee Parking", while the parking spaces to the southeast of the park are signed as "Municipal Vehicles Only" and are intended for use by the River Forest Police and Fire Department. Parking is prohibited along the south side of Central Avenue adjacent to the site. Central Avenue is stop controlled at its intersection with Keystone Avenue, and a standard (parallel line) crosswalk is striped across the westbound approach of the intersection.

- **Keystone Avenue** is a north-south local route that provides one travel lane in each direction. It is also signed as a bike route. Adjacent to the site, parking is prohibited along the east side of the roadway but allowed on the west side. Parking along the west side of the street is signed as three-hour parking, 6 AM to 2 PM, Monday through Friday. At its intersection with Central Avenue, a high-visibility (ladder) crosswalk is striped on the southbound approach of the intersection. Keystone Avenue is stop controlled at its intersection with Lake Street, and high-visibility (ladder) crosswalks are striped along both approaches of the intersection.
- Lake Street is an east-west minor arterial roadway that provides one travel lane in each direction. On-street parking is allowed along both sides of the street adjacent to the park and is signed as three-hour parking, 6 AM to 2 PM, Monday through Friday. High-visibility (ladder) crosswalks are striped along both approaches of its intersection with Lake Street, and standard pedestrian signage is posted at the crossings. High-visibility (ladder) crosswalks are also striped along both approaches of its intersection with Forest Avenue to the east, and rectangular rapid flashing beacons are provided for the crossing on the east leg of the intersection.

Existing Traffic

Existing peak period turning movement counts were conducted by GHA from 6 AM to 9 AM and 3 PM to 6 PM at the Central Avenue and Keystone Avenue intersection on Tuesday, April 12, 2022. The observed weekday morning peak hour occurred from 7:30 AM to 8:30 AM, and the observed weekday evening peak hour occurred from 4:45 PM to 5:45 PM. *Exhibit 3* illustrates the weekday morning and evening peak hour vehicle, bicycle, and pedestrian traffic volumes. The GHA traffic count summary sheets are included as *Appendix A*.

Existing Parking

Spot parking counts were conducted along Central Avenue at 1 PM on Tuesday, April 12, 2022, and at 12 PM on Thursday, April 21, 2022. *Table 1* summarizes the parking occupancy of both counts for the existing parking supply dedicated to the park. As can be seen, the highest observed parking demand was 27 spaces.

Table 1 – Existing Parking Observations

	Occupied Spaces					
		Tue	Thu			
		1 PM	12 PM			
Parking Utilization	Supply	4/12/22	4/21/22			
Central Avenue	47	27	21			
%	57%	45%				

Aerial Photography (2015-21)

GHA reviewed available historic aerial photos of the site obtained from *Google Earth* and *Nearmap* between April 30, 2015, and July 25, 2021. **Table 2** provides a summary of the observed parking demand, and key findings are summarized below.

Table 2 - Historic Aerial Photo Parking Observations

							10000						
	Occupied Spaces												
		Thu	Sun	Fri	Sat	Wed	Mon	Sat	Tue	Fri	Fri	Sun	Avaraga
Parking Utilization	Supply	4/30/15	5/22/16	4/7/17	3/17/18	5/23/18	10/15/18	5/4/19	10/8/19	3/13/2020	3/12/2021	7/25/2021	Average
Central Avenue	47	24	35	9	21	30	41	21	28	19	15	4	22.5
%	Occupied	51%	74%	19%	45%	64%	87%	45%	60%	40%	32%	9%	48%

 The peak parking demand for Keystone Park along Central Avenue was 41 vehicles on Monday, October 15, 2018, which is about 87 percent occupancy.

Part III. Traffic Evaluation

Proposed Plan

Exhibit 4 presents the Overall Site Plan prepared by WT Group and dated January 21, 2022. As currently proposed, the improvements to the park will include renovations to the five lighted tennis courts, tennis hitting walls, two lighted and two non-lighted batting cages, and two basketball hoops. All five lighted tennis courts will be dual lined for pickleball. The relocated basketball hoops, which currently share space with the tennis courts, will have a dedicated area along Central Avenue. The basketball hoops will not be lighted.

Some background information regarding pickleball includes; a total of 4 players typically occupies each court (pickleball is mostly played in doubles, 2 players on each team) for a total of 16 players occupying the courts. It is our understanding, majority of the pickleball play occurs in the morning, between 7 AM to 11 AM, with the season extending typically from May until mid-October. The typical demographic of players is age 55 and older. All play is anticipated to be informal, as there are no scheduled events/tournaments planned. The park district will not oversee or facilitate organized pickleball leagues.

No changes in parking supply or any other additions to the park are proposed as part of these renovations.

Trip Generation

There is no published ITE data for traffic generations for pickleball courts. Therefore, site traffic was estimated using the closest ITE land use, Tennis Courts, since it provides similar operational characteristics. Trip generation rates published by the Institute of Transportation Engineers (ITE) in the 11th Edition of the Manual *Trip Generation* were used to determine the anticipated traffic from the proposed recreational use (see *Appendix B*). The number of vehicle trips anticipated is displayed in *Table 3*.

Weekday Peak Hours ITE Evening Daily Land Use Morning Out | Sum Sum In Out Out | Sum Size Code In In 21 21 11 10 76 76 152 Pickleball (tennis) 5.0 ct 490 11

Table 3 – Anticipated Pickleball Trip Generation

Source: ITE Trip Generation Manual, 11th Edition - See Appendix B

ITE 11th Edition data is not available for the weekday AM peak hour of generator; therefore, trip generation was assumed to be equal to the weekday PM Peak Hour based on the predominantly morning focused activity at pickleball courts.

As shown in *Table 3*, it is expected that the proposed pickleball courts will generate approximately 152 total trips (76 entering and 76 exiting) on a typical weekday / Saturday. During the peak hours, the development is expected to generate approximately 21 bi-directional trips (11 entering and 10 exiting). Based on our understanding of the typical usage of pickleball courts, and because the proposed pickleball courts will share the same space as the

tennis courts, we believe the estimated volumes represent a very conservative approach even though the popularity of pickleball will likely result in more activity than the existing tennis courts.

Traffic Increases

As shown in *Table 3*, the total (including both entering and exiting traffic) weekday morning, weekday evening, and Saturday midday peak hour vehicle trips of 21 are expected on the roadways leading beyond the study area, or one additional vehicle every 2-3 minutes. On a weekday daily basis, volume increases of 152 vehicles (total combined entering and exiting) are expected on the study area roadways. As previously noted, we feel these volumes are overstating the potential impacts of the development and that the actual amount of court-generated traffic is expected to have minimal effect on the operations of the adjacent street network.

Part IV. Parking Evaluation

Parking Demand Requirements

Based on the parking requirements outlined in the Village of River Forest Code of Ordinance (Section 10-16-9), one parking space is required for each five persons of design capacity of any facility in the park. Pickleball typically involves the same number of players as tennis. As discussed, no new courts will be added. The five existing tennis courts will be renovated and dual lined for pickleball. Accordingly, no additional parking spaces are required for the pickleball addition per Village code.

For the basketball court, assuming two teams of five are playing simultaneously on the court, the design capacity would be 10 people. Thus, two additional parking spaces would be required per Village code.

Parking Demand Projections

Based on the parking demand observations for a typical weekday and weekend, there is sufficient parking supply for parkgoers. The existing parking demand can handle the two extra spaces required by Village code. Nearby on-street parking is available for when there are larger gatherings at the park, such as when the baseball or soccer fields are in use. Based on the characteristics of pickleball, the peak usage is not expected to coincide with the peak usage of the adjacent fields.

Part V. Recommendations and Conclusions

Qualitative traffic and parking analyses were performed for the proposed park renovations at the existing Keystone Park in River Forest, Illinois. Overall, the development is anticipated to have little effect on the operations of the area roadway network

Furthermore, based on the parking analysis, it can be concluded the existing parking supply is adequate to accommodate the anticipated parking demand for the new pickleball addition and dedicated basketball facility. Lastly, the proposed pickleball use's peak demand is not anticipated to coincide with the adjacent ballfield uses.

Part VI. Technical Addendum

The following *Exhibits* and *Appendices* were previously referenced. They provide technical support for our observations, findings and recommendations discussed in the text.

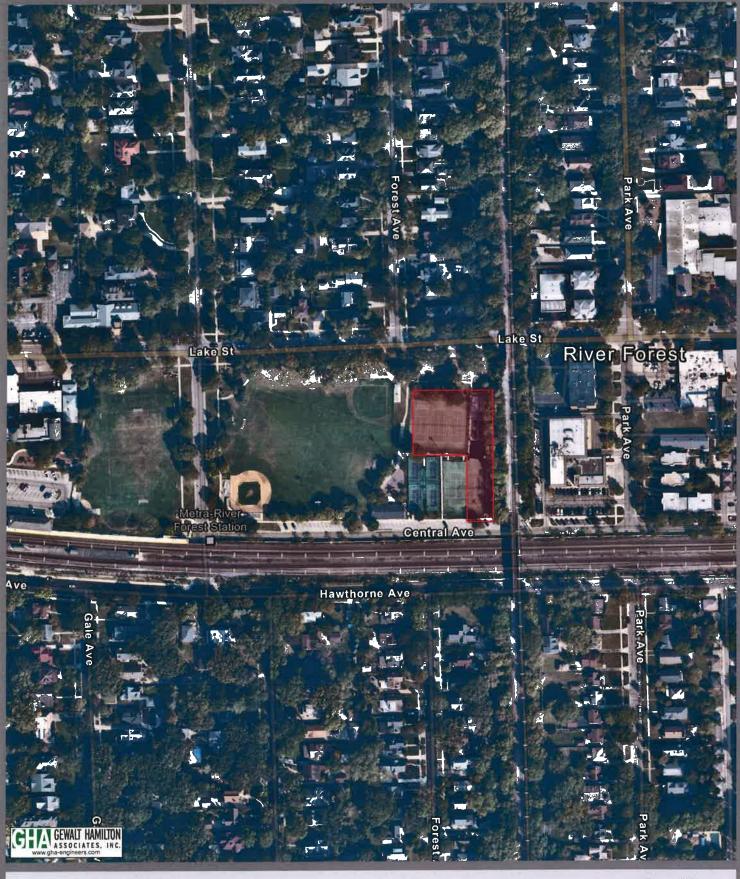
Exhibits |

- 1. Location Map
- 2. Photo Inventory
- 3. Existing Traffic
- 4. Site Plan

Appendices

- A. Traffic Count Summary Sheets
- B. ITE Trip Generation Excerpts

5901.900 Keystone Park Traffic and Parking.docx





1 inch = 300

Feet

Exhibit 1 - Location Map

Keystone Park Renovation Proposed Pickleball Addition River Forest, Illinoi



Looking East along Central Avenue adjacent to Site

Looking East along Central Avenue adjacent to Site

Looking West along Central Avenue adjacent to Site



Parking signage South of existing tennis courts



Looking South along Keystone Avenue towards Central Avenue



Parking signage South of existing tennis courts



G M GEWALT HAMILTON ASSOCIATES, INC.

Keystone Ave

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Legend

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VEHICLE VOLUMES

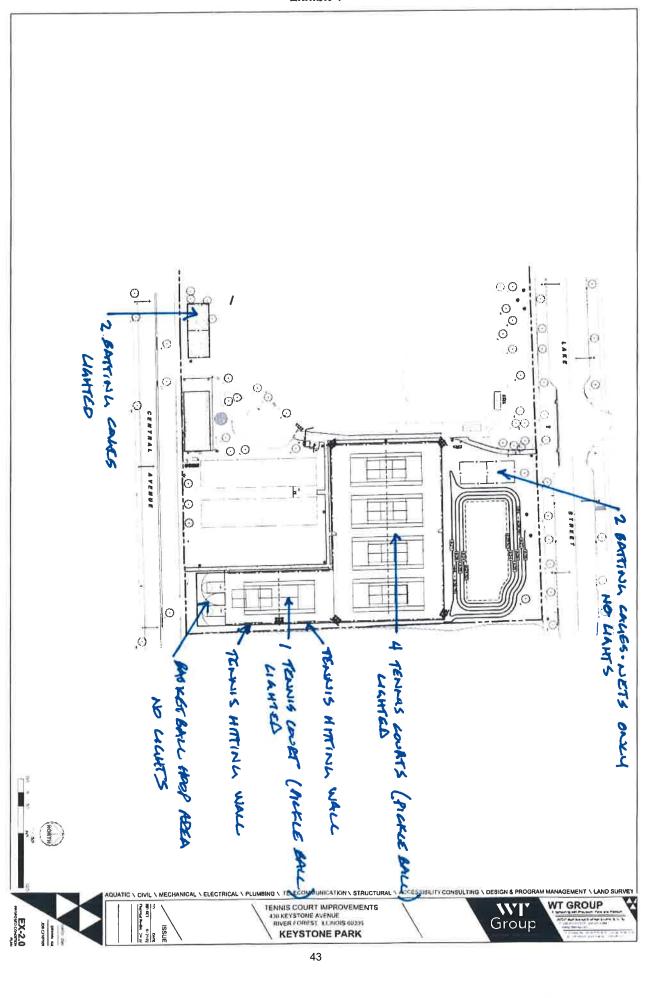
BICYCLE/PEDESTRIAN VOLUMES



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Central Ave at Keystone Ave 5901.900 Keystone Park 6:00AM - 9:00AM;3:00PM - 6:00PM GHA Mio

Gewalt Hamilton Associates Inc. 625 Forest Edge Drive Vernon Hills, Illinois, United States 60061 (847) 478-9700 poster@gha-engineers.com

Count Name: Central Ave at Keystone Ave Site Code: Start Date: 04/12/2022 Page No: 1

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Central Ave at Keystone Ave 5901,900 Keystone Park 6:00AM - 9:00AM;3:00PM - 6:00PM GHA Mio

Gewalt Hamilton Associates Inc. 625 Forest Edge Drive Vernon Hills, Illinois, United States 60061 (847) 478-9700 poster@gha-engineers.com

Count Name: Central Ave at Keystone Ave Site Code: Start Date: 04/12/2022 Page No: 4

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Central Ave at Keystone Ave 5901.300 Keystone Park 6:00AM - 9:00AM;3:00PM - 6:00PM GHA Mio

Gewalt Hamilton Associates Inc. 625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061 (847) 478-9700 poster@gha-engineers.com

Count Name: Central Ave at Keystone Ave Site Code: Start Date: 04/12/2022 Page No: 6

					Turning	Mover	nent Pea	ing Movement Peak Hour Data (4:45 PM	Data (4:	45 PM)						
			Keystone			2		Central	•	`			Keystone			
Time Co			Southbound					Westbound					Northbound			
	U-Turn	Left	Thru	Peds	App. Total	U-Tum	Left	Right	Peds	App. Total	U-Tum	THE	Right	Peds	App. Total	Int Total
4:45 PM	-	0	34	1	35	-	8	2	ιΩ	9	0	21	0	0	21	62
5:00 PM	0	0	33	8	33	0	10	80	14	18	0	11	0	0	1	62
5:15 PM	0	0	17	10	17	0	4	-	7	rC.	0	10	d	0	101	33
5:30 PM	0	0	20	10	20	0	8	4	14	12	0	5	c	0	, t	47
Total	-	0	104	29	105	-	25	15	40	41	0	57	0	0	27	203
Approach %	1.0	0.0	0.99		(4	2.4	61.0	36.6	(9)	(0)	0.0	100,0	0.0			
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사	0.250	0.000	0,765	00	0.750	0.250	0.625	0,469	24	0.569	0.000	0.679	00000	0	0.679	0.819
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% Lights	100,0		98,1		98.1	100.0	0.96	100.0	500	97.6	×	96.5	×	260	96.5	97.5
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Pedestrians		*1	40	28	ħ	8	*	٠	39	¥.		1	×	0	30	
% Pedestrians	T.	140) A l	9.96	34	2"	O.	Œ	97.5	4	ST.	E4				

Tennis Courts

(490)

Vehicle Trip Ends vs: Tennis Courts

On a: Weekday,

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 2
Avg. Num. of Tennis Courts: 10

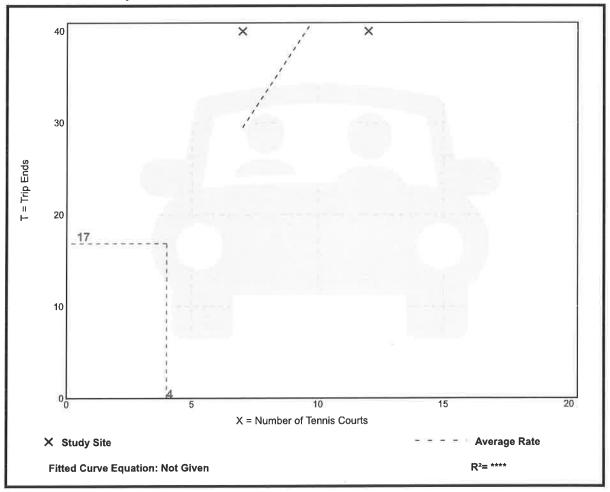
Directional Distribution: Not Available

Vehicle Trip Generation per Tennis Court

Average Rate	Range of Rates	Standard Deviation
4.21	3.33 - 5.71	×

Data Plot and Equation

Caution - Small Sample Size



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

Tennis Courts

(490)

Vehicle Trip Ends vs: Tennis Courts
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 2 Avg. Num. of Tennis Courts: 10

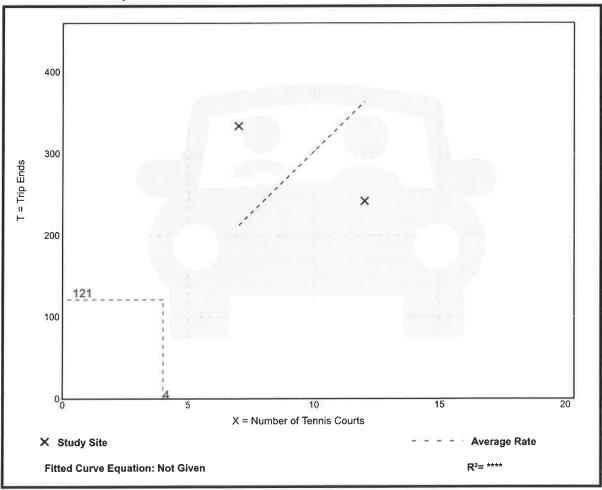
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Tennis Court

Average Rate	Range of Rates	Standard Deviation
30.32	20.17 - 47.71	*

Data Plot and Equation

Caution - Small Sample Size



Trip Gen Manual, 11th Edition

Institute of Transportation Engineers

RIVER FOREST PARK DISTRICT FINANCIAL STATEMENT For the Month Ending APRIL, 2022

			-	
LIQUID CASH	DEBIT	CREDIT	-	BALANCE
ILLINOIS FUNDS MONEY MARKET Beginning Balance Received State Replacement Taxes Received Interest Transfer In Total Revenue	8,408.20 597.66 9,005.86		\$	1,515,419.54
Transfer Out		0.00		
Total Disbursments		0.00		\$1,524,425.40
ENDING CASH IN BANK			_	\$1,024,420.40
FOREST PARK NATIONAL BANK - GENERAL FUND Beginning Balance Deposits	35,364.18		\$	288,467.39
Received from Forest Park Money Market Voided Checks Total Revenue	35,364.18			
Disbursements Transfer to Forest Park Money Market Bank Fee		38,884.17		
Total Disbursments		38,884.17	-	
ENDING CASH IN BANK			\$	284,947.40
FOREST PARK NATIONAL BANK - PAYROLL Beginning Balance Received from MM Deferred Revenue (15) Program Revenue (42) Rental Revenue (43) Donations (44) Miscellaneous Revenue (45) Reimbursements Rec'd 125 Cafeteria Plan Reimbursements Total Revenue Transfer to FP MM CC & Transaction Fees Payroll Expenses Cafeteria Plan Stop Payment Total Disbursements ENDING CASH IN BANK	0.00 10,523.00 17,119.17 1,325.00 322.00 (35.40) 0.00 612.16 0.00 29,865.93	0.00 2,337.58 57,864.36 612.16 0.00 60,814.10	\$	221,710.11 190,761.94
FOREST PARK NATIONAL BANK - MONEY MARKET Beginning Balance Received Interest Received from Forest Park General Fund Total Revenue Transferred to General Fund Transferred from General Fund	618.70 618.70 1,250,000.00		\$	2,595,696.32
Paid Principal and Interest on Limited Bonds Total Disbursements		0.00	\$	3,846,315.02
ENDING CASH IN BANK			-	0,010,010.02

RIVER FOREST PARK DISTRICT FINANCIAL STATEMENT For the Month Ending APRIL, 2022

LIQUID CASH	DEBIT	CREDIT	BALANCE
EVERGREEN BANK - MONEY MARKET			r 250,002,69
Beginning Balance Received Interest	42.59		\$ 259,093.68
ENDING CASH IN BANK			\$ 259,136.27
PAN AMERICAN BUSINESS - SAVINGS ACCOUNT Beginning Balance			\$ 122,591.41
Mature CD			,
Interest Transferred to Pan Am Investment CD	20.83		
Total Revenue	20.83	0.00	
ENDING CASH IN BANK			\$ 122,612.24
IPDLAF CERTIFICATES OF DEPOSIT Beginning Balance			\$ 392,979.30
Beginning Balance Deposits			\$ 499,272.76
Interest	108.74		
Total Revenue Disbursements	108.74		
Transaction Fees			
Transferred to IPDLAF CD Total Disbursements		0.00	
ENDING CASH IN BANK			\$ 892,360.80
TOTAL LIQUID ENDING CASH IN BANK			\$7,120,559.07
<u>INVESTMENTS</u>			BALANCE
BYLINE BANK - CERTIFICATES OF DEPOSIT 1 Year CD @ 0.095% - Maturity 3/20/2023- 613155528			78,966.23 80,756.30
6 Month CD @ 0.046% - Maturity 5/20/2022-613155530 1 Year CD @ 0.095% - Maturity 11/20/2022- 613155529			79,055.83
TOTAL BYLINE BANK INVESTMENTS			\$ 238,778.36
TOTAL MONIES AS OF APRIL 30, 2022			\$ 7,359,337.43

Tax levies/2022/Projection spreadsheets/Fund bal 4-30-22.xls

updated 4/1/22

	General/		Plavarnd &			Special				
Projected FY 21/22 Balance	Corporate	Recreation	Rec	IMRF	Debt Service	Recreation	Liability	Audit	Capital	Totals
Actual Audit Balance 4/30/21	596,347	610,273	The second second	45.194	14.797	101 444	CA5 AA	19 382	2042 677	4 227 456
Actual Levy 2021	1.127.718	400 000		25,000	c	27.000	24,44	40.000	7,012,011	4,237,456
Actual Prior Year Tayes				20,000		086'//	72.000	10,000		1,665,716
	0	5		0	0	0	0	0	0	0
F1 Estimated Otner Revenue	143,968	318,518		0	0	006	1,500		39,000	503 886
FY Estimated Expenses	(579.468)	(504 556)		(47,551)		(113.000)	(43.500)	(42.410)	1114 P. T.	14 4 12 3 4 11
Fund Balance w/o transfers	1,288,565	824,235		22.643	14 797	67 342	27 342	8 072	2 736 950	(3) (3) (4)
Transfers	(500,000)					1000	1,0,1	7.00	400,000	4
Ending Fund Balance w/transfers 4/30/22	788.565	824 235		97 643	44 707	27.242	77 242	0 0 10	490,000	
		2026-2		CE,043	14.131	11,344	71,342	2/6.8	3,226,850	4.990,746
Recommended Fund Balances	350,000	400,000		25,000	NA	000'09	12,500	7,000	_	854,500
Projected FY 22/23Balance	General/ Corporate	Recreation	Playgrnd & Rec	IMRF	Debt Service	Special Recreation	Liability	Audit	Capital	Totals
Projected Audit balance 4/30/22	788,565	824,235	0	22,643	14,797	77,342	27,342	8.972	3 226 850	4 990 746
Projected Levy 2022	1,078,842	400,000		75,000	0	81.462	45.000	10.000		1 690 304
Actual Prior Years Taxes	0	0		0	0	c			c	100,000
FY 22/23 Other Revenue	206,750	553,800		0	0	0	1 500		42 500	804 550
FY 쐲 2/23 Expenses	(781, 240)	(843,250)		(000'09)	0	(120,000)	147 500)	711 050	71 330 ASOL	100C NEW C
Fund Balance w/o transfers	1,312,917	934,785		37.643	14.797	38 804	26 342	7.062	1 038 861	4 244 244
Transfers	(920,000)	(200,000)				25,000	1.0,01	200,1	1,330,001	1,750,000
Ending Fund Balance w/transfers 4/30/23	362,917	434.785		37.643	14 797	63 804	26 247	7 063	3 263 064	1,430,000
							20,01	3004	100,000,0	117,110,4
Recommended Fund Balances	350,000	400,000		30,000	NA	000'09	25,000	5,000	A A	
(based off of expense amount)	в тоѕ	som 9	23	в тоѕ		6 mos	6 mos	e mos		
Excess Fund Balance above recommended Capital Expenses direct from the Capital Budget	12,917	34,785	0	7,643		3,804	1,342	2,062		



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

Statement of Economic Analysis

To Whom It May Concern,

There is no economic impact that the proposed development will have upon the Village.

Sincerely,





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

Attn: Michael J Sletten - Executive Director

Re: Keystone Park Tennis Court Improvements- Environmental Impact

River Forest, IL

WTCE Project No.: C2100009

Dear Mr. Sletten:

It is my understanding that the Village of River Forest requires that an environmental impact study be provided as part of the Village DRB application process. As you know, WT Group has completed several site improvements projects on site since 2007 including the re-grading of the existing soccer field, construction of the two (2) platform tennis courts, the installation of a new synthetic turf infield, a building addition, and reconstruction of the tennis courts. On all projects completed there have been no signs of on-site contamination. Additionally, environmental testing of soils have come back clean on all projects.

The proposed project will include the construction of a new detention pond and infiltration system. The detention pond will significantly reduce storm water discharge from the property and the infiltration system will reduce total suspended solids and other pollutants from draining into the existing offsite storm water system.

Based on my past experience on site, and based on the improvements being provided as part of this project, it is my opinion that an environmental impact statement is not required for this project.

Feel free to contact me if you have any questions or comments.

Respectfully Submitted,

The W-T Group, LLC

Todd O. Abrams, PE, CFM

Executive Vice President, Civil Engineering



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



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,



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

Statement of Off-Site Utility Improvements to Serve the Planned Development

To Whom It May Concern,

There are no off-site improvements that the proposed development will have.

Sincerely,

NORTHEAST KEYSTONE AND CENTRAL AVE TENNIS COURT IMPROVEMENTS RIVER FOREST, ILLINOIS 60305 KEYSTONE PARK

Group

ZLL

ACCESSIBILITY CONSULTING / DESIGN & PROGRAM MANAGEMENT / LAND SURVEY

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	CIVIL DRAWING INDEX	
SHEET	DESCRIPTION	DATE
T-1.0	TITLE SHEET	1/21/22
C-1.0	DEMOLITION PLAN	1/21/22
C-2.0	SITE GEOMETRIC AND DEVELOPMENT PLAN	1/21/22
C-3.0	SITE GRADING PLAN	1/21/22
C-4.0	SITE UTILITY PLAN	1/21/22
C-4.1 - C-4.3	SITE UTILITY DETAILS	1/21/22
C-5.0	STORM WATER POLLUTION PREVENTION PLAN	1/21/22
C-5.1	STORM WATER POLLUTION PREVENTION PLAN DETAILS	1/21/22
C-6.0 - C-6.1	GENERAL NOTES AND SPECIFICATIONS	1/21/22
C-6.2	MWRD GENERAL NOTES	1/21/22
SUR-1	TOPOGRAPHIC SURVEY (PREPARED BY WT GROUP, LLC. LAND SURVEYING)	08/27/21

(1)

SITE LOCATION MAP

(B) (B)

DESCRIPTION	8
SCHEDULES & SPECIFICATIONS	표

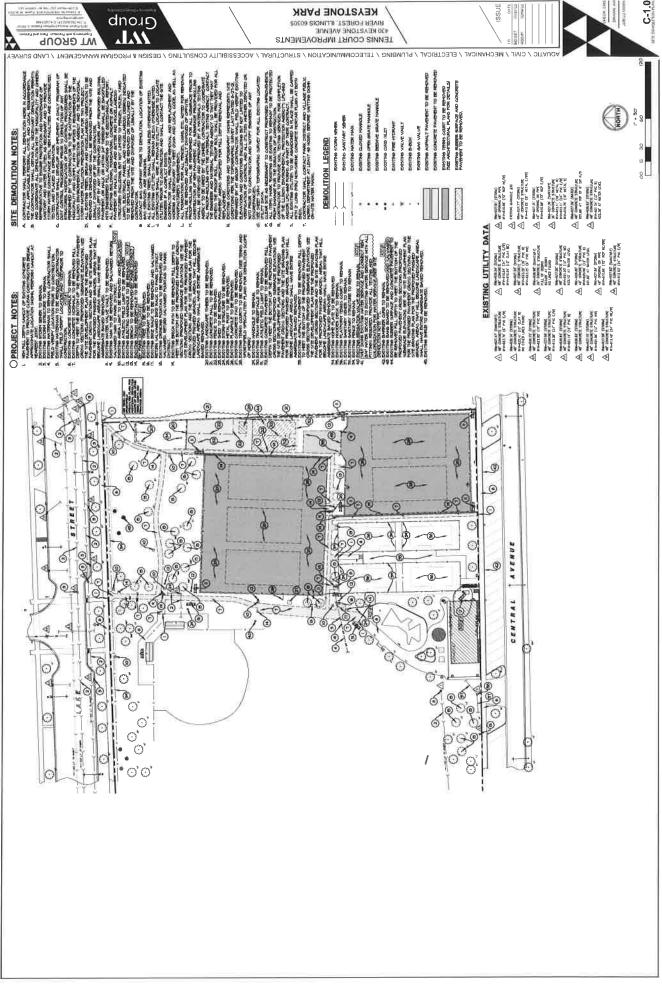
TOWNSHIP 39 NORTH RANGE 12 EAST SECTION 12

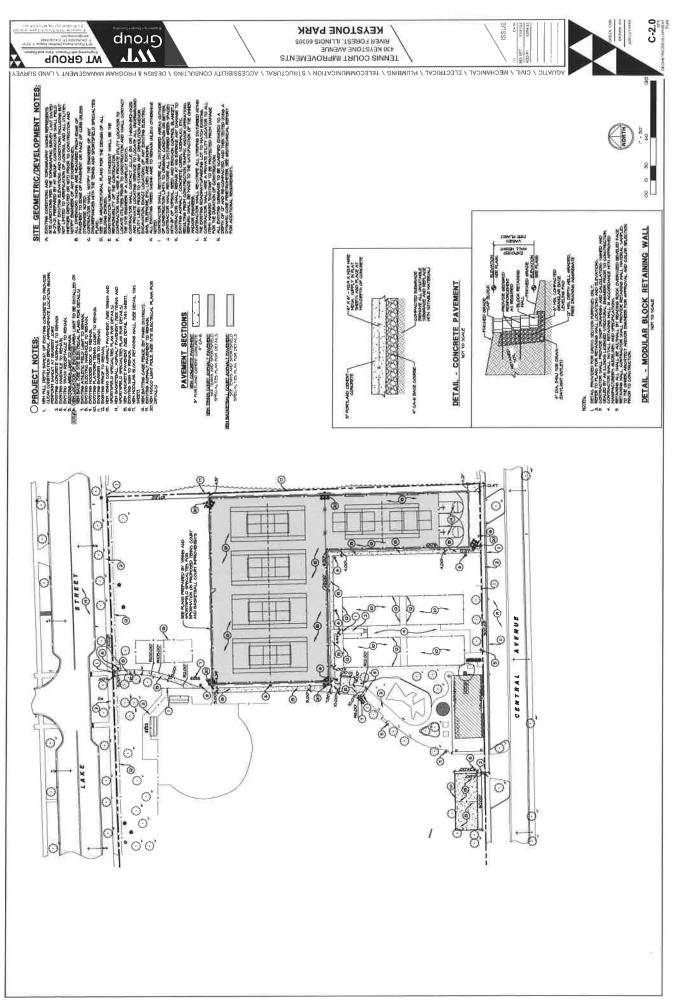
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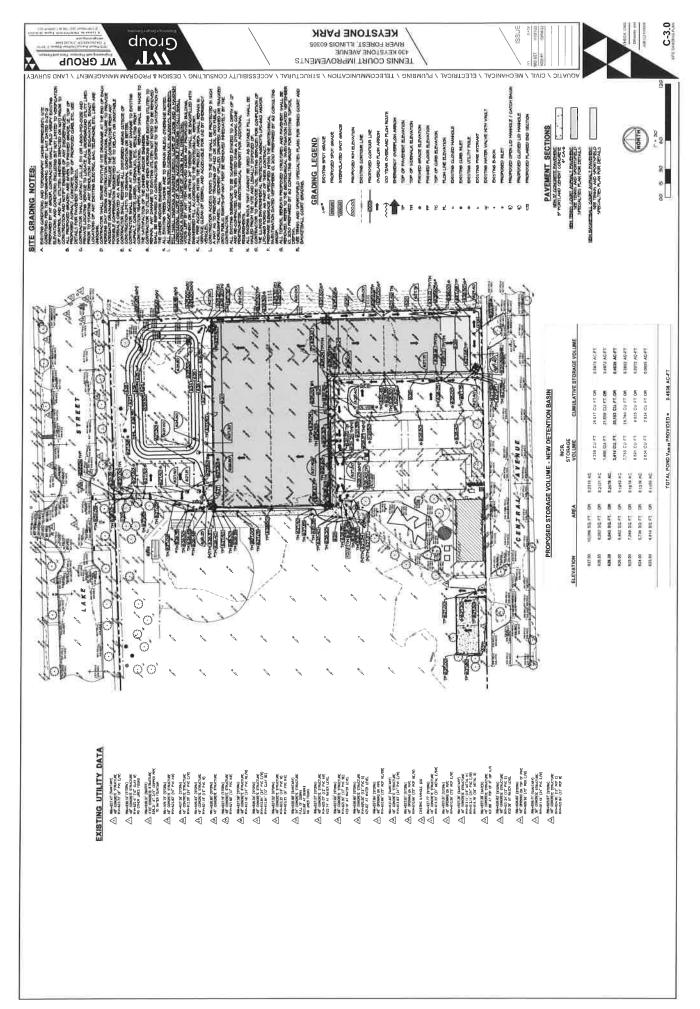
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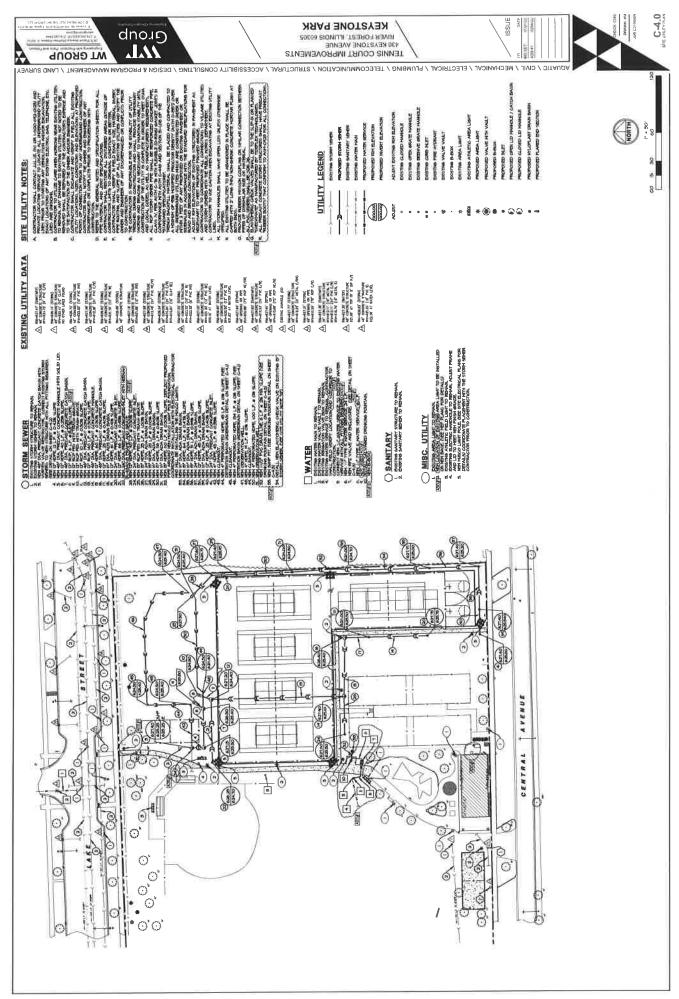
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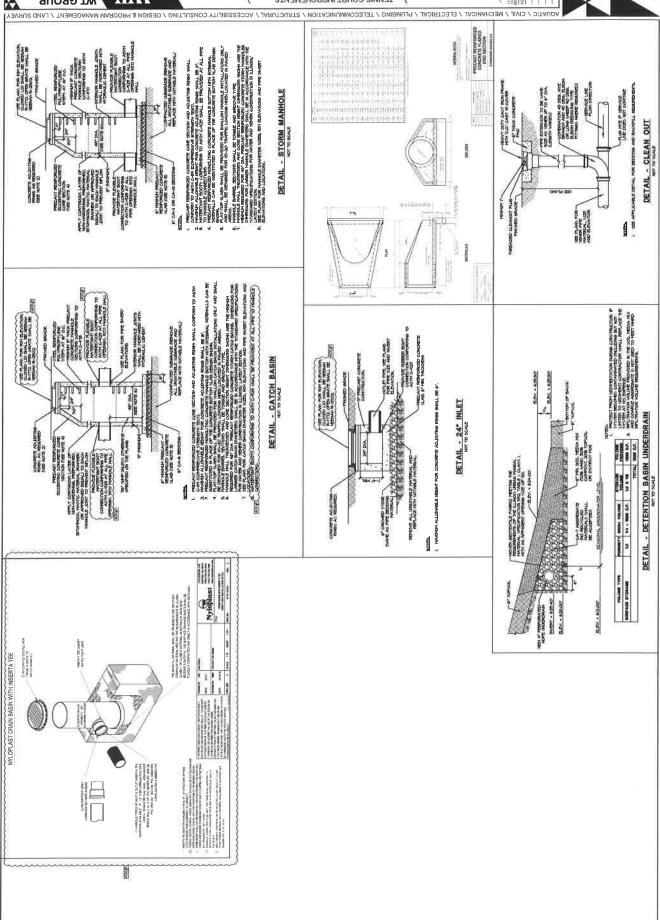


KEYSTONE PARK

MINER EOREST IFFINOIS 60302 430 KEASLONE VAENNE LENNIS CONST IMPROVEMENTS





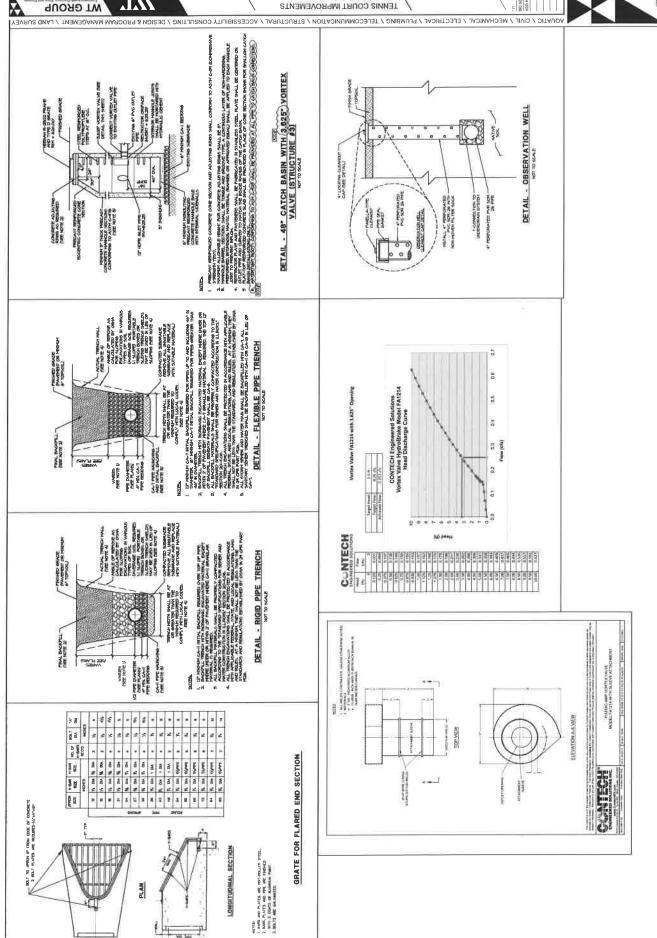


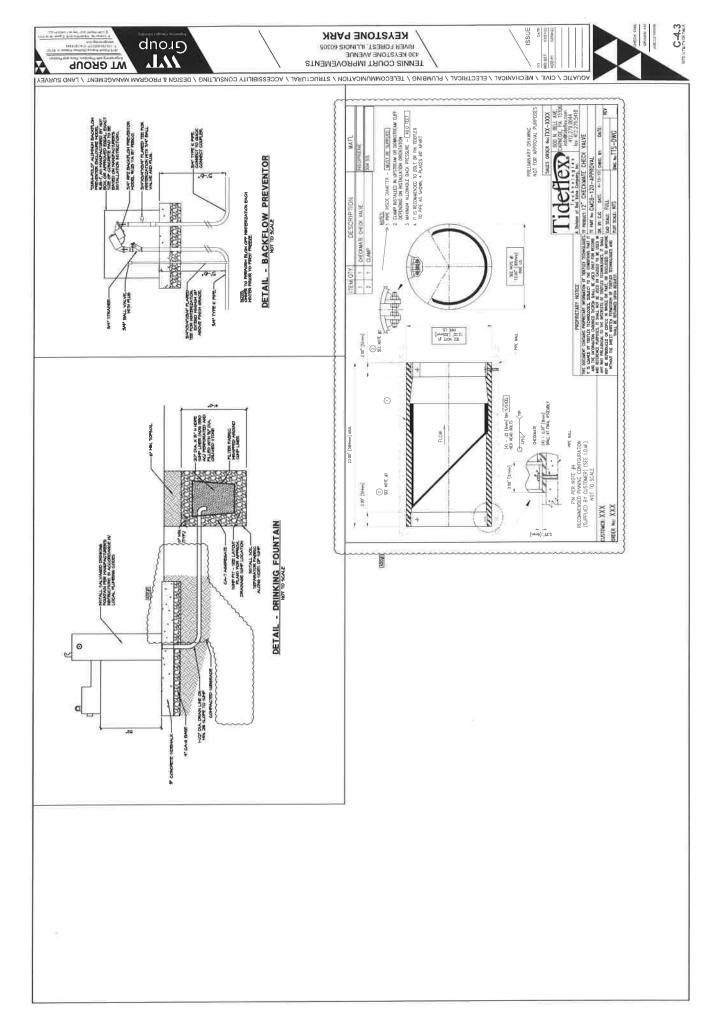


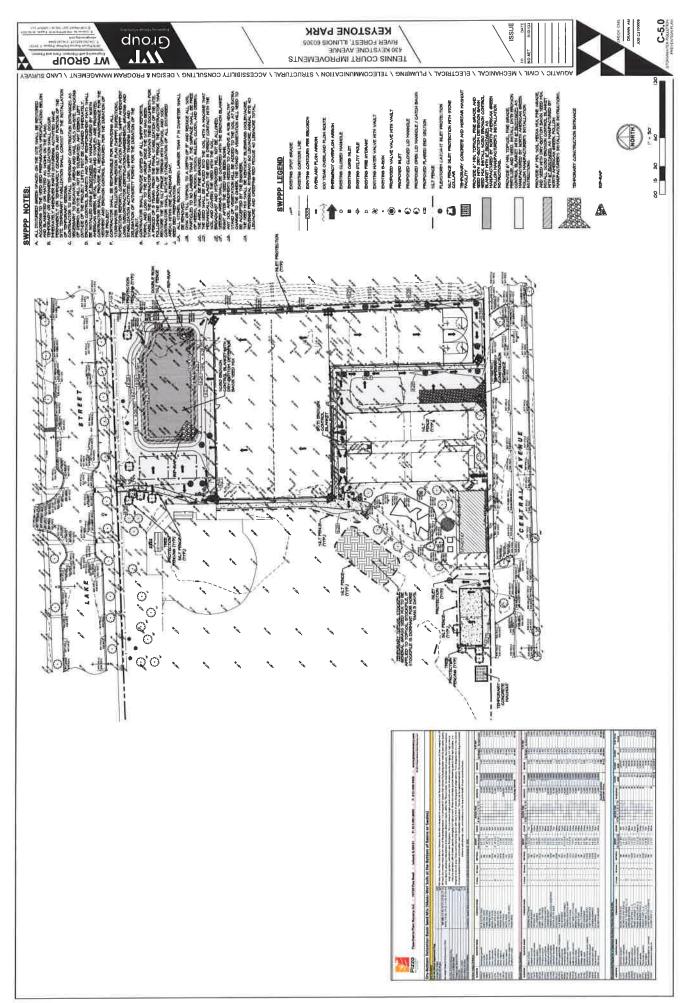
430 KEYSTONE PARK RIVER FOREST, ILLINOIS 60305 KEYSTONE PARK

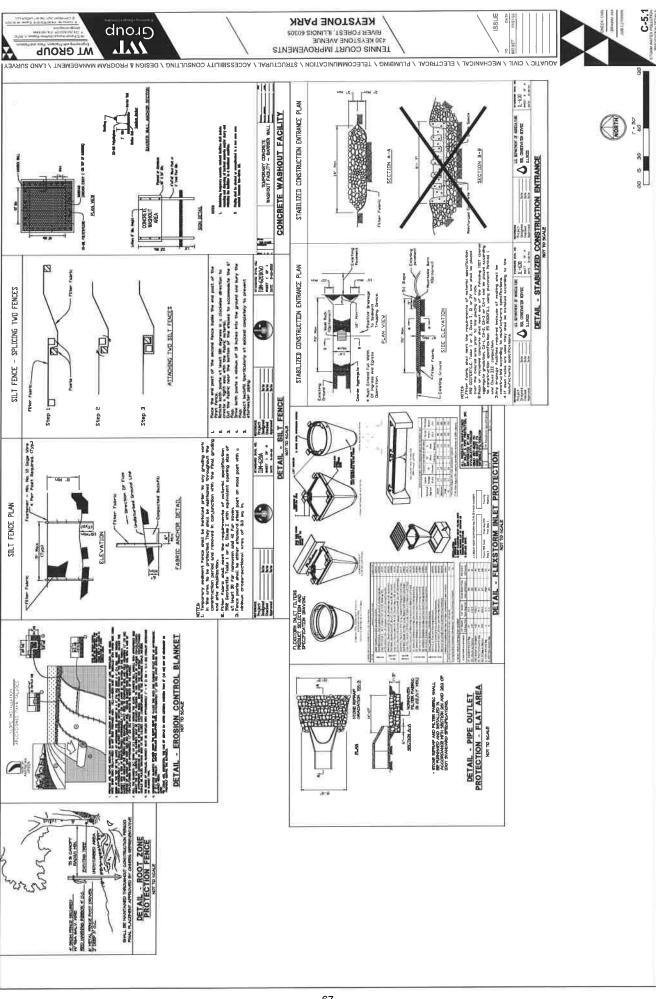
ISSUE IN DATE WIND ACT (MANAZE













WATER MAINS AND SEWERS HORIZONTAL SEPARATION REQUIREMENTS

KEYSTONE PARK

RIVER FOREST, ILLINOIS 60305 439 KEYSTONE AVENUE

439 KEYSTONE AVENUE SSUE

CIVIL / MECHANICAL / ELECTRICAL / PLUMBING / TELECOMMUNICATION / STRUCTURAL / ACCESSIBILITY CONSULTING / DESIGN & PROGRAM MANAGEMENT / LAND SURVEY II. ALL RIOGE DRANG SHALL BE CONECTED TO THE SAVENAT SHEEK, ALL PROTISE DRANG AND POSTEROIST SHALL DRANGE OF THE REGISTO OF RICH SHEEK AND SHOULD ON THE TRANSMES. A. ALL SARTARY SEES TREACH DEVANDED AND PRE-PRINCIPLE, BOOCHE AND INVESTIGNATION OF THE SECURIOR IN ACCORDING THE THE APPLICABLE SECURIOR OF DIVISION IOF THE STANDARD SPECIFICATION. THE CONTROLLED BY STREAM OF THE CONTROLLED OF TH CROLAN SWECK OF SEAS HAN BY PROPER TOOLS (SEASONAY)
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WATER MAINS AND SEWERS VERTICAL SEPARATION REQUIREMENTS

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AND CHERACIDE SECURITY SHOULD FOR AN EXCESS AND SERVICES AS BROWN ON ANY OCCUPACION AND SERVICES.

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PROSECUCIOLIST SOFTHBURGAN SHALL STATEMENT STEDENT THOSY
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PACLUTES FOR ANY BISICS AND MORTAR BUILDING ENVILORE CONSTRUCTION ACTIVITIES. ASTH D-1261, F-2620 (HEAT PUSION) ASTH D-1212, F-477 (CASHETED)

DON A QUALIFED INGUS SUBJECT TO DISTRICT HEVERY AND A SPECIAL CONTITION WILL BE ASSED TO THE PRIMIT WHEN SEWEN CONSTRUCTION OR A CONNECTION IS MADE.

THE FOLLOWING MATERIALS ARE ALLOWED APPROVAL PRODUCT A PROPER MATERIAL BELOW IS USED FOR S

4-INCH TO 36-INCH 4-INCH TO 36-INCH 4-INCH TO 12-INCH 14-INCH TO 46-INCH

A DETERMINED AT LESST TWO (2) WORKING TO WORK (CALL 708-506-405).

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THE VILLAGE OF <u>RESELECTE</u> FRALINETRING DESARTIMENT JACI PUBLIZE MUST NE NOTIFIED AT LEACT 24. PRICE TO THE STATE OF CONSTRUCTION AND PRICE OF BOCH PUBLIC OF WHITE CONTRACTED SPALL. OFFENDER LEFOR REQUIRES PRESELECTION PRICES TO STAFF OF CONSTRUCTION OF LACK WASSE PAIRE.

ASTM C-425

PIPE MATERIAL. VITRIFIED CLAY PIPE CAST INON SOR, PIPE DUCTILE INON PIPE

ASTM C-564 AASI A21,11 ASTM C-4U

> ANSI AZI, SI ASTH D-303A ASTH F-679

ASTH A-74

ASTM D-3212 ASTM D-3212

POLYMBYL CHLORIDE (PVC) PIPE 6-DICH TO 15-DICH DIAMETER SDR 26 18-INCH TO 27-INCH DIAMETER F/DY=46 HER DENGTY WELVITHWICHE (HDPE)

ASTM D-3350 ASTM D-3035

JOBEL SPECIFICATIONS

PPE SPECIFICATIONS

D-3212, F-477 03212, F-477

ASTH F-2736 ASTM F-2764

LEWON TO 24-TWON DOLLMAN WALL LIANY TATHER SOUR SECURITY WAS

PITE MATERIAL POLYPROPYLENE (PP) PIDE

13. ALL PLOCO MOTECTION MESS AND VOLUME CONTROL, PACELTIES SHALL, AT A MINIMEN, RE PROTECTED WITH A DOUBLE-ROW OF SELT PERCE (OR ROUNWEST).

THE ROOPED PRINCIPUES MAST BE CRICITATED IN ACCIDANCE WITH THE BIGHERING PLANS.
THE ROOPED IN WHICH MAN DIS FLIGHTEN THE USE OF CRICIAL AS REPORTED IN WHICH THE OLD AND ACCIDANCE AND A

THE LOCATION OF VARIOUS UNDSIGNOUND LITLITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION CALL AND INNERSENT REST NOWMEDSE OF THE BAGINEER, VEHITY LOCATIONS AND ELEVATIONS FRUID THE DESINATION. AAY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, FTC., DAMAGED DURING CONSTRUCTION OPENATIONS AND NOT CALLED FOR TO BE REPROYED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR. MATERIAL AND COMMICTION TESTING SMULL BE PERFORMED BY ACCORDANCE WITH THE REQUIREMENTS OF THE MINICIPALITY, MYNED, AND COMICS.

MWRD, THE MUNCHALITY AND THE OWNER OR OWNERS REPRESENTATINE SVALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

THE CONTRACTORIS SHALL INCOMENT THE CONNEY, ENCINCING MANCENALTY, MAND, AND THEIR AGENTS. FIT, BINEMILLIMELTY INVOLVED WITH THE CONCINCUIDIN, INSTALLATION, OF THIS WOR ON THE ROOSET.

A CHARLES HOTES SHOW OF TAKE RETERING THE NORTH AMERICAN VENTICAL DATUM OF 1988 (MAYDIBI).

ALTERISTICAL DATUM OF 1988 (MAYDIBI).

THE CONTRACTOR SHALL METHOD ALL UTLY OPERVIETS REQUIRE DEBENHANCE CONTRACTOR FOR THE CONTRACT LOCATIONS OF UTLITED AND THE PRETATION DURING CONSTRUCTION IF ECCUTING UTLITUTES AND PROCEDURED TO THE CONFLICT IN LINEAR CONSTRUCTION, PRESENTATION, PRESENTATION, PRESENTATION OF THE CONFLICT OF THE CONFLI

TO ALL MANNOLES SAULI RE PROVIDED WITH ECLYBD, WATERTIGHT COMEIS, SANTARY LIDS SAULI RE-CORSTRUCTED WITH A COMCOLLED PLOMOLE AND WATERTIGHT CASKET WITH THE WORD "SANTIARY CAST INTO THE LID." NON-SHEAR FLECIALE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWEN PIPES OF DISSIMILAR PIPE NATIBILIALS.

IL WIND COMPANIE UN DAN DESTINA SCHIN AUGUSTUS MURRO CONTRA UNA DESTINA WITE CO.

AND TOTAL MANUAL CONTRA CONTRA CONTRA UNITA UNITA CONTRA CONTRA UNITA CONTRA CONTRA UNITA CO

IB THE CONTROLLED WALL LITES REBOTE ON REPLACE AND ESCENIES CANAL TIES AND INCORPORAT THEM INTO THE DEMANDER TANK TO THE DESCRIPED GAIN THE CANNOT BE TRAINTANT TO A DAVITAN OR CONTRIBITED STANK TO THE DESCRIPED AS COMESTED STANK AREA FOR THE STANK SHAPPINGTHE.

STORM SENETIS THAT ARE OR WILL BE FUNCTIONING QURING CONSTRUCTION SHALL BE PROTEINT APPLICABILITY SECRETIC CONTRICT, MESSARES.

14 VOLUME CONTROL FACILITIES SAALL NOT BE CONGITUACIED LINTIL ALL OF THE CONTRUITING CHANNAGE ABIES 1945 BREIN STABILIZAD. 13. SOIL STOCKFLES SAUL, AT A MINIMUM, BE PROTECTED WITH PRIMETER SCIONEST COMP. SOIL STOCKFLES SHALL MOT BE PLACED IN FLOOD PROTECTION MEEKS OR THEIR BLFFESS. 18. CARTHEN EMBANCHENT SIZE SLOWES SHALL BE STABLLIZED WITH APPLICATED EXCELLE CO. 19 P ORNATIONE GRANGES HE LOCA ADMINISTRAÇÃO PORTUGA SE PACE. REPUTCHTO FROM BEIGHT NO GEOMETICATION ENWIRTHEN STITLES SCALE DAYS CONTROL SEAVEL DANS CALLES CHIEFLY MAN SERIOSE, FOR THE SERVETCH MAST BE NEIGHT NI THE BRINGS COMMENDATION OF DEWNITHING ACTIVITIES.

TO CONTICTION SHALL REPORTED AND TITLED CHRONISHED AND EXCHANGE OF THE STRENGT OF

WHENEVER, A STANDING-PROBLED SYSTEM CORREST AND INSTANT. THE WILDER HENTITY.

DETENDED THE STAND THE STONE THE STONE TO THE STOTE OF THE WILDER STANDING THE BIT HONGE THE STONE STONE THE LI ALL EXISTING SEPTIC SYSTEMS SHALL RE ABANDONED, ABANDONED TANKS SHALL BE FILLED WITH GAMALAR MATERUAL OR REMOMES.

RECORD CHARLESS SHALL REFT IN THE CONTRUCTURE AND SHALL RESPIRED TO THE ENGINEER, SCOWN SCHOOL SHALL BE FIND.

UNIT, THEY ARE RECORDS, ANY CHARLES THE INSTITUTION OF ALLORYOFF OF THE SHALL BE FIND.

ALL WITE OF A REACT SHALL RECORD THEY THEN THE CONTROL OF ALL VALVEY, SHOWN IN RED.

ALL RIFE OF A REACT SHALL RECORD THE WITE OWNER THEM THE CONTROL SHALL BE FIND. ALL NEW AND EXISTING UTLITY STRUCTURES ON SITE AND IN MEKS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

THE UNDERFECTION CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGRICIES.

14, AL SAUTATY WARFOLDS, JAND STORM HORFOLDS IN COMBINED SEVER AREAS, SFALL HAVE A FINISHMAN INGIDE SEAMETER OF 48 INCHES, AND SFALL RECKST IN FACE OF REGIONS REPORTED CHROSOPER. 15. ALL SAUTANY MANCAES, TAXO STOCK MANCAES IN COMMINED SEMES MEEG!, SMILL HAVE PROCEEDINGS THAT CONCOMENT TO AREA CASH TAYOUR ALL SPECTORISMS THAT CONCOMENT TO AREA CASH TAYOUR CONCOMENT SECULAR SE

LO DESTINATION IN CONTROLL SHARE AND THE PROPERTY OF THE PROPE 6. ALL ABANDOMED SANITARY SEWERS SHALL BE PLUGGED AT BOTH BUDS WITH AT LEAST 2 PEET LONG NON-SHRUK CONGRETE OR HORTAR PLUG.

AL EROSION AND SEICHHEIT CONTROL, MERGIRIS SHALL BE MADITABLES AND REPAINED AS MEDSE CHA INTER-ROLLING BASIS BASING ON SEINESCITCH AND ANY PERIODS OF CONSTITUCTION SMITHWAY SKILL PERMANENT TABLISATION IS ACMITIVED.

THE REDUCK AND SEDIMENT CONTROL WESSIRES SHOWN ON THE REAGN AIR THE MINNLY REPLY RECURRENCES OF THE PRINCES. STILL RESECTED OF WHITING.

ALL TEMPORARY ENCICEN AND SERVING CONTROL MERCINES SHALL IN REPOYDD WITHIN THAITY (20) DATS AFTER PERMANENT STIE STABLIZATION.

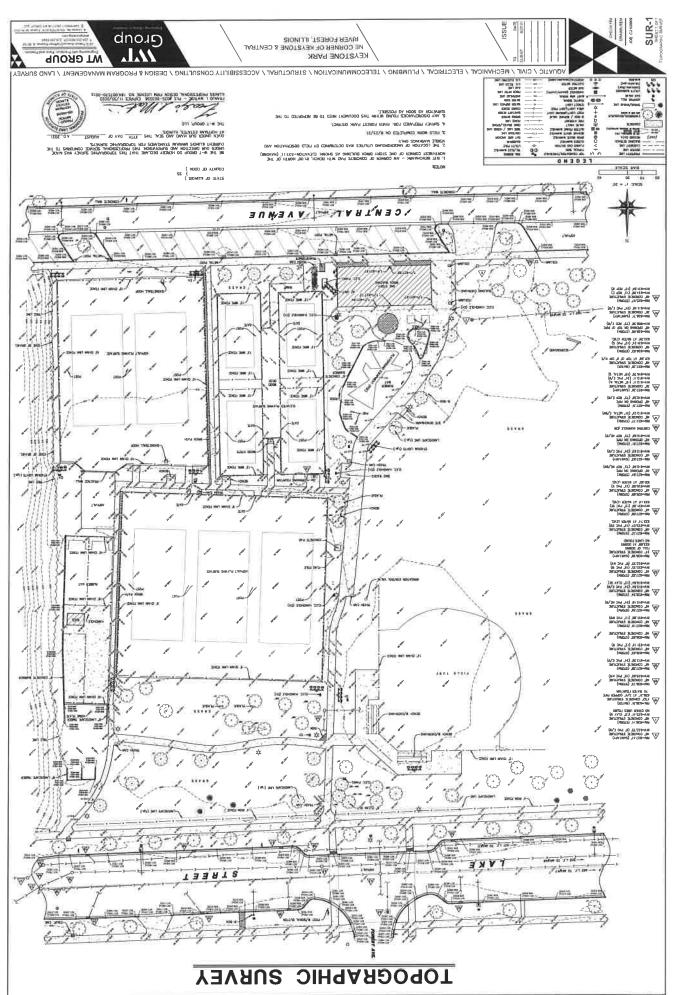
ALL PERMANENT ENDSIDN CONTROL PRACTICES SHALL BE INTENTED WITHIN SEVER (7) DAYS. FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

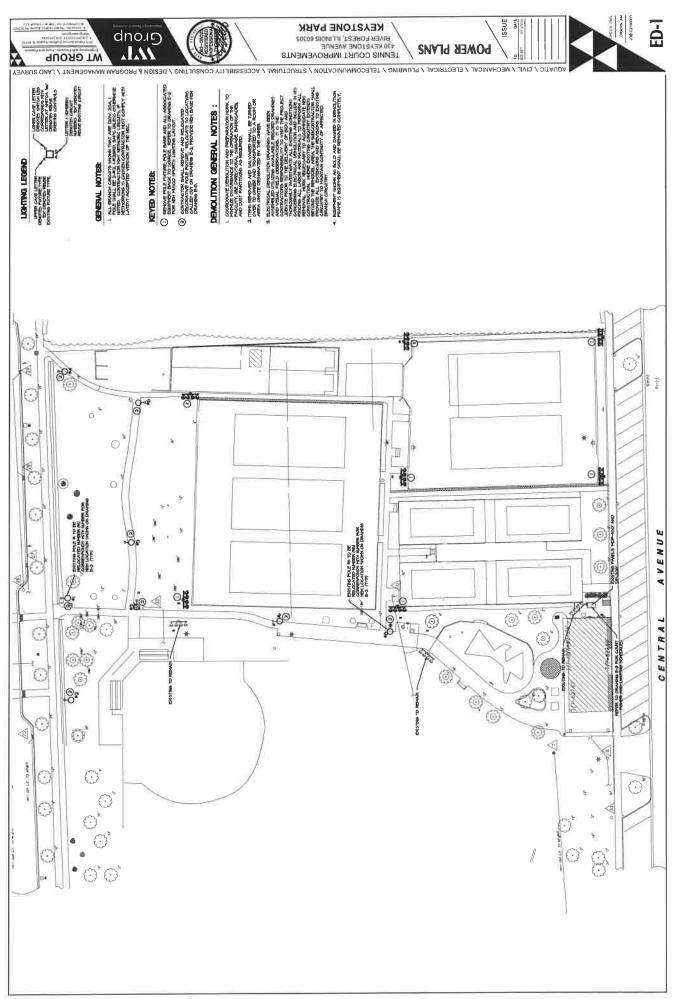
A. A. BACCAW, WESTERLE B. RELANDER AND LEFETAND SERVEN TREATMY COMMENDED SHORES REQUESTED BACKLEY. TO COMMEND SHORES REPORTED SHOW IT, BE REPORTED AND DESCRIZED ANNULLY BY THE REPORTED COMING TO BESTER REPORT OF PROTECTION. AND ANY RESERVEN WASTERNAMED SHOULKES SHOULKE BENEAUTHOUTHOUS THE REPORTED SHOULKES WASTERNAMED AND SHOULKES AND SHOULKES WASTERNAMED WASTERNAMED AND SHOULKES WASTERNAMED AND SHOULKE WASTERNAMED WA

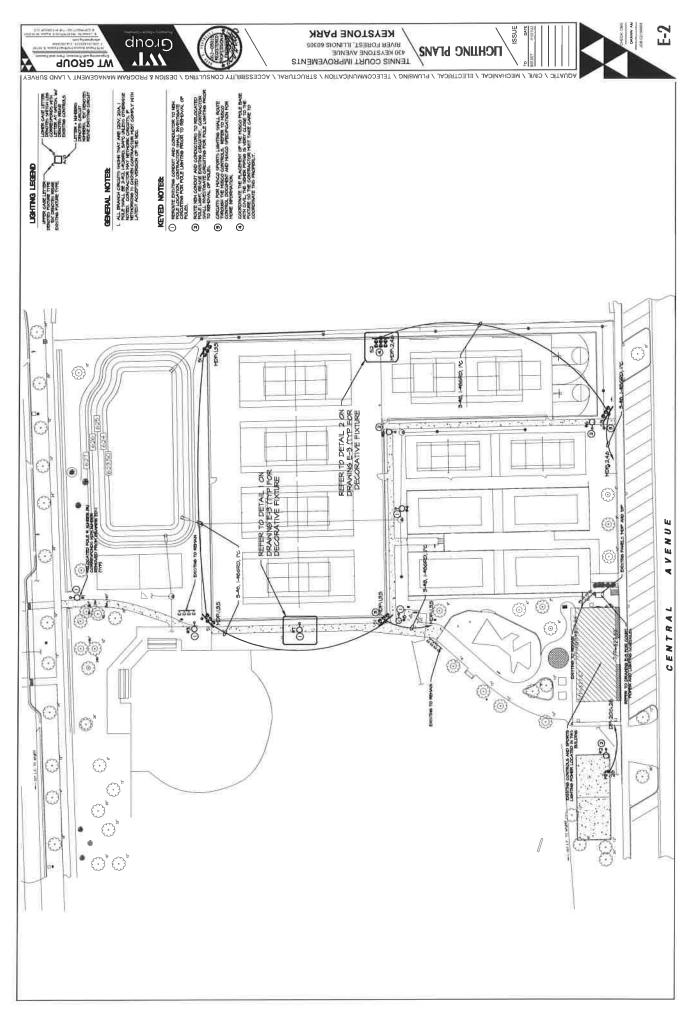
TECHNICAL

NOTES GENERAL

THE CONTRACTOR SHALL TAKE MEASURES TO PREMENT ANY POLLITED WATER, SUCH AS GROUND AND SURFACE WATER, FROM BYTERDIG THE EXISTING SANITARY SEWERS.







KEYSTONE PARK

TENNIS COURT IMPROVEMENTS
RIVER FOREST, ILLINOIS 60305









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TABLE 1: POLE ASSEMBLY

POLE 7 1. Steel pole should overlap concrete base and be seated tight with 1 1/2 ton 2. Align weldmarks on steel sections before assen

3. Assembled pole weight includes steel sections, crossems, furninaires, and electrical components enclosures, 4. Section overlap must be pulled together until tight. Overlap measurement should be + \leftarrow 6 in (150 mm).

Installation Instructions: Light-Structure

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g (j)	CONCRETE BACKFILL yd ³ (m ³)	CUT BASE	LIGHTNING GROUND SUPPLEMENTAL SUPPLEMENTAL TYPE INSTRUCTION
10 (3.0)	1,2 (0,9)	0	INTEGRATED # N/A

POLE	CONCRETE BASE WEIGHT Ib(kg)	н (mm)	BURIAL III G ft (m)	SURIAL INFORMATION G CONCRETE BACKFILL ff (m) yd ³ (m ³)	CUT BASE		LIGHTNING GROUND SUPPLEME YPE INSTRUCT
٤	1860 (844)	30 (762) 10 (3.0)	10 (3.0)	1,2 (0,9)	ON.	INTEGRATED	NA
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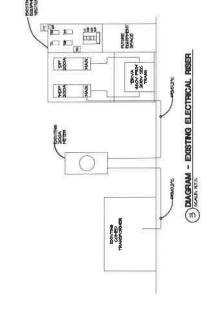
100	CONCRETE		BURIAL IN	FORMATION 3*	FIE	LIGHTNING GR
20	BASE WEIGHT (b(kg)	H (mm)	υ <u>(Ê</u>	CONCRETE BACKFILL yd³ (m²)	BASE	SUP TYPE INS
٤	1860 (844)	30 (762) 10 (3.0)	10 (3.0)	1,2 (0,9)	02	INTEGRATED #

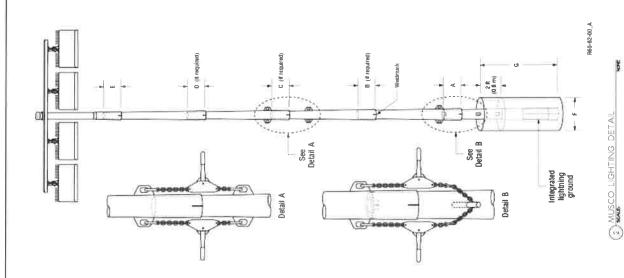
BASE WEIGHT (b(kg)

CONCRETE Full Mill Full Mill Mill Full Mill Full Mill Mill Full Mill Mill Full Mill Mill Mill Mill Mill Mill Mill M	S S S S S S S S S S S S S S S S S S S		150	
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CONCRETE BUHLA, INI G G G G G G G G G				
CONCRETE F BASE WEIGHT Ib(kg) 11860 (844) 30 (752) 1			1,2 (0,9)	
CONCRETE BASE WEIGHT Ib(kg) 1860 (844)	0	li (iii)	10 (3.0)	
	u.		30 (762)	
	BASE WEIGHT	(D(Kg)	1860 (844)	
POLE POLE	Pole		7	

compacted to 95% density of surrounding undisturbed soil unless otherwise specified in stemped structural design. 5. Standard bases include integrated lightning protection. If bases are Contact Musco for materials and instruction. 2. Concrete backfill required 3000 lb/in 2 (2 3. Foundation design per 2015 IBC, 115 mph, 4. Assumes IBC class 5 soils.

5. Lightning protection is a manufacturer installed







SPECIFICATIONS **SCHEDNIES &**

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SIZE BAP.













/ TELECOMMUNICATION

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THAT OR WHA	ALL INDEPLOR OR DROSED TO THE NEATHER CONDIT. SHALL BE HEAVINGLE GALVANZED RIOD STEEL, HIGHEN.	ALL INCREMENTA CONDUIT SIMIL DE SCHOOLE 40 PVC	PROVIDE BARBERO TO SEPARATE DIFFERENT PLACES IN 2 SAFTCH BOXES.
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PROVIDE BARRIED TO SEPARATE DIPTERON PHASES IN 21 SATISH BONES.	MILED IN THEWAY, BESCHELCA, IN THESE REPORTED HENCH SITE SHALLS DROPE TO SHEEKER, ALL THEWAY, OTTO ON DRAWINGS, ALL THEWAY, SHOOK RAND THE RES ALL APPL DATES SHALL BE CONCEASED WHERE
PROVIDE BARRIERS T SATISH BONES.	MALE SHALL S

REQUIRE CONTRACTOR ALL TREPORTER Y WAS THE THE CONTRACTOR ALL TREE	TRADES FOR CONSTRUCTION BOATMENT IN A WADTOCLS, FIELD RESPONSES, FIELD AND CONSTRUCTION LEGITICS FIRST HER CAST STANDARDS, INCLIDE ALL COSTS IN THE BAME BUT, THE CAST SHALL ESTABLEN SAFE KORKING PROCEDURES FOR THE PROSPECT
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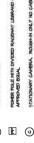








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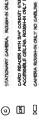
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Engineering • Design • Consulting

March 22, 2022

ADDENDUM NO. 01

Project:

Keystone Park - Tennis Court Lighting Project

River Forest, IL

WT Project #C2100009

TO:

All Plan Holders

This addendum shall be included in and become part of the Contract Documents. The above named Project Specifications and Drawings previously issued are hereby modified as follows:

General Clarifications

- Additional lighting was added to the batting cages in the southwest corner of the project.
- 2. Alternate # 2 was added for the addition of lighting for the basketball courts.
- 3. Please see the attached bid form for updates to the Base Bid language as well as the addition of Alternate # 2 to the project.

4.

Project Manual – Musco Specifications

5. The attached Musco specifications shall be utilized in lieu of the specifications originally provided in the bid set.

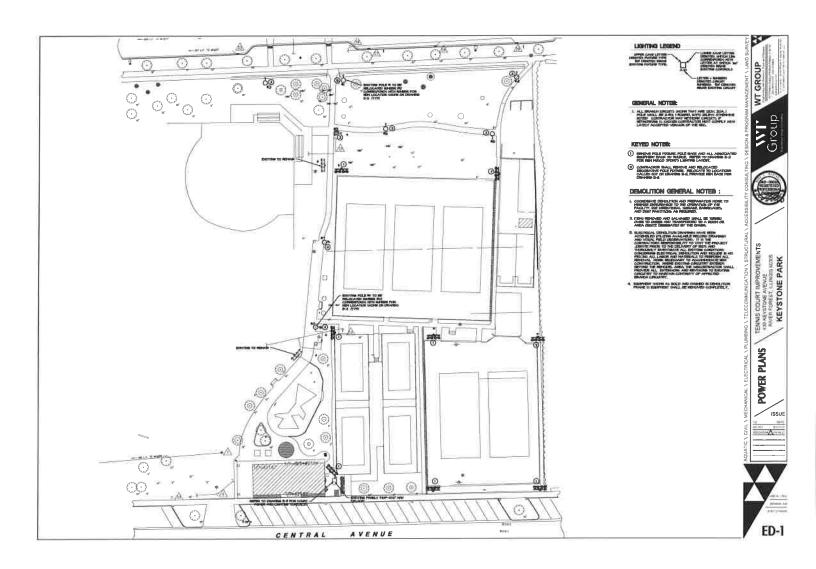
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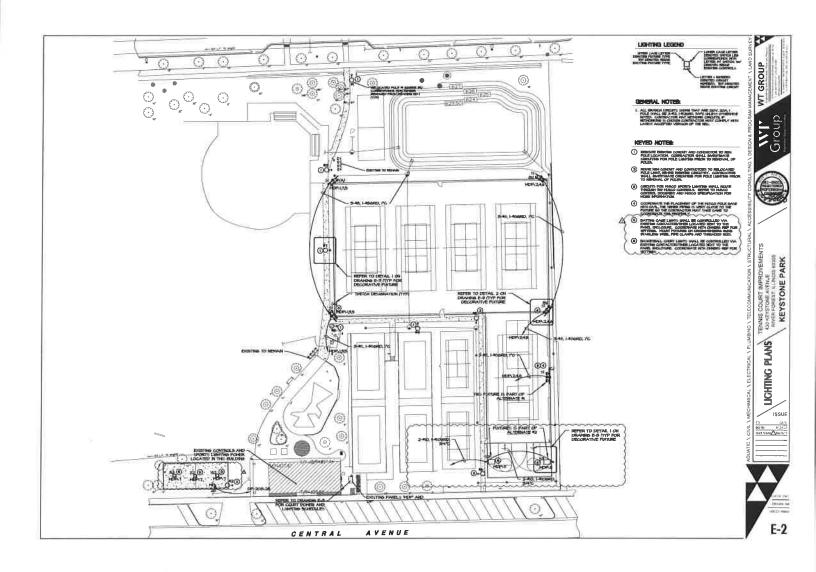
- 6. The electrical plans have been updated to include additional lighting for the batting cages in the southwest corner of the project.
- 7. Alternate # 2 has been added to the project. Alternate # 2 is an alternate being provided for the addition of two (2) site area lights to light the proposed basketball court.

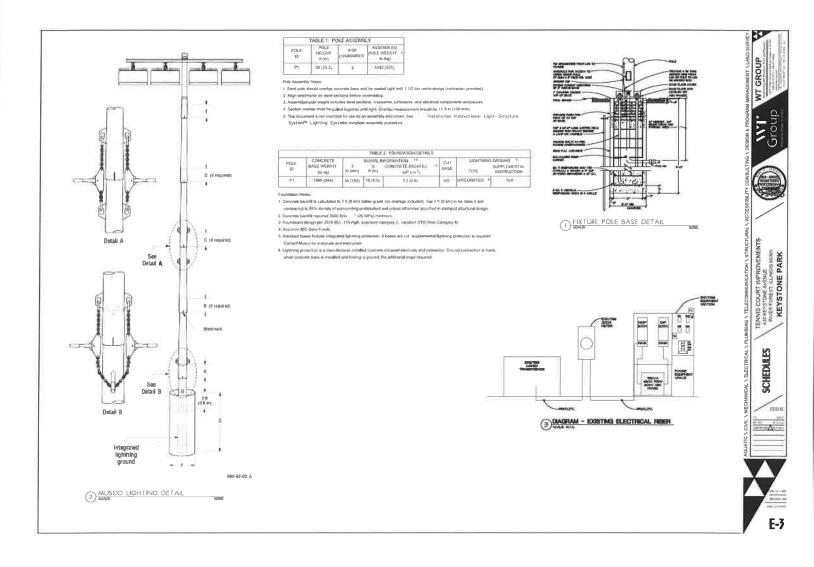
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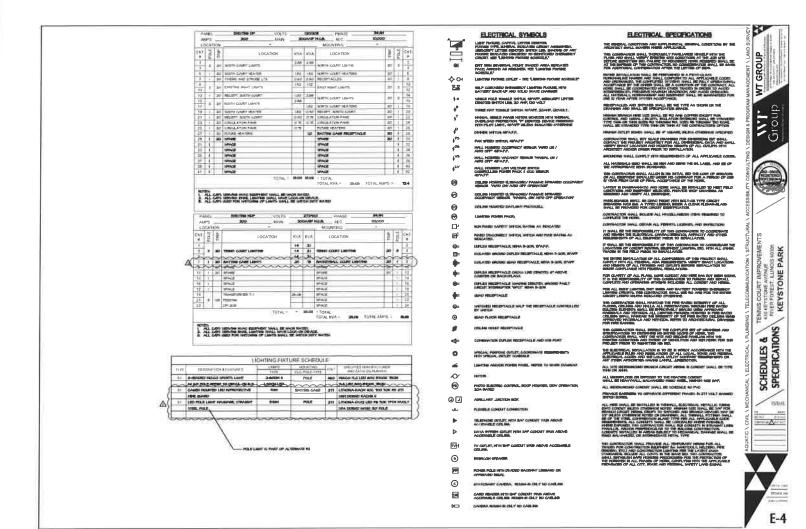
The WT Group, LLC

Todd Abrams P.E., CFM Executive Vice President









River Forest Park District Public Hearing Minutes of March 21, 2022

The Board of Commissioners of the River Forest Park District convened at 7:00 PM for a Public Hearing on Monday, March 21, 2022 at the River Forest Park District, 401 Thatcher Avenue, River Forest, Illinois.

Roll call was taken with Commissioners Bade, Cargie, Grant, Healy, and Libera present. Also present was Todd Abrams (WT Engineering), Fred Kolkman (Kolkman Tennis & Sport Surfaces) (virtually), Jennifer Snow (Park District), Lisa Scheiner (Village of River Forest), Maryanne Fishman Sara Lisy, Joan O'Connor, Joe O'Conner, Agatha Gallo, and Kitty Bingham.

President Libera gave opening remarks on the Keystone Park East Project. Director Sletten and Todd Abrams gave a presentation on the Keystone Park East Project. Director Sletten also requested public feedback on the idea of lighting the 5th (south) tennis court and the basketball hoop area.

Joan O'Conner, River Forest, asked for clarification on where the basketball hoop area will be located, and Director Sletten showed on the projection screen the basketball hoop area would be located between the south tennis court and Central Avenue. Ms. O'Conner asked if the new lights would be better or the same as the ones at Keystone Park West as far as light spillage, and Mr. Abrams explained the new light design and the reduced light spillage. Ms. O'Conner asked is if the new tennis courts would be made of clay, and Director Sletten responded the tennis courts are all asphalt.

Agatha Gallo, River Forest, was concerned with the light spillage into the neighborhood across the Union Pacific railroad tracks and asked if more trees can be planted along Central Avenue, and Director Sletten explained the landscape plan only allows for one tree to be planted along Central Avenue due to lack of planting space. Ms. Gallo expressed concerns with water in the retention swale and Mr. Abrams explained the swale is considered a "dry swale" and water will be in this swale a minimum number of times a year. Fences are typically not designed around dry swales. Director Sletten noted that the Park District has dry swales at Keystone West and Priory Parks with neither enclosed by fences. Ms. Gallo asked if there was still a plan to build a paddle hut at the platform tennis courts and if a membership was still required to play on those courts, and Director Sletten stated that a Paddle Hut has been discussed in the past but there are no current plans or funding allocated for a paddle hut at this time and the use of the platform tennis courts is still membership based. Kitty Bingham noted the platform tennis courts are open to the public during some of the weekday hours.

Commissioner Cargie asked what time the lights turn off at night, and Director Sletten responded the Keystone East baseball, batting cage, and tennis court lights turn off at 10:00 PM. The platform tennis courts turn off at 11:00 PM.

Commissioner Healy asked if the basketball hoop area lights would be on the same 10:00PM schedule, and Director Sletten responded that the request would be for a 10:00 PM turn off time for the basketball hoop area lights.

Sarah Lisy, River Forest is in favor of the basketball hoops being open to the public; however, noted the addition of the lighted basketball hoop area came after the original notice, and Director Sletten responded that the Park District is aware of the change and will hold a second Public Hearing on April 11th, for public feedback specific to the basketball hoop area lights.

Commissioner Bade moved to adjourn at 7:40 PM, seconded by Commissioner Healy. A voice vote followed, and the motion was approved 5-0.

Respectfully submitted,

Michael J. Sletten, Secretary

River Forest Park District Regular Board Meeting Minutes of April 11, 2022

The Board of Commissioners of the River Forest Park District convened at 6:00 PM in Public Hearing on Monday, April 11, 2022 at the River Forest Park District, 401 Thatcher Avenue, River Forest, Illinois.

Roll call was taken with Commissioners Bade, Cargie, Grant, Healy, and Libera present. Also present was Director Sletten, Kitty Bingham, Art Soudek.

President Libera opens the hearing for public comment regarding the addition of 2 light poles for the Keystone Project basketball area. No public comments were provided.

Commissioner Healy moved to adjourn at 6:05 PM, seconded by Commissioner Bade. A voice vote followed, and the motion was approved 5-0.

The Board of Commissioners of the River Forest Park District convened at 6:05 PM in Regular Session on Monday, April 11, 2022 at the River Forest Park District, 401 Thatcher Avenue, River Forest, Illinois.

Roll call was taken with Commissioners Bade, Cargie, Grant, Healy, and Libera present. Also present was Director Sletten, Kitty Bingham, Art Soudek, Jack Dwyer (virtual), Gus Dwyer (virtual) and Cade Dublin (virtual).

Commissioner Healy moved to approve the March 14, 2022 Board Meeting Minutes, seconded by Commissioner Grant. A voice vote followed, and the motion was approved 5-0. Commissioner Cargie moved to approve the March 21, 2022 Public Hearing Minutes, seconded by Commissioner Bade. A voice vote followed, and the motion was approved 5-0.

Commissioner Healy moved to approve the March, 2022 Vendor Disbursements for \$33,536.53, seconded by Commissioner Cargie. A roll call vote followed, and the motion was approved 5-0.

Public Comment: Jack and Gus Dwyer (River Forest) stated their support for a skate park in River Forest. They noted that skate parks provides all day activities and provides an opportunity to meet new friends.

Cade Dublin (River Forest) stated his support for a skate park in River Forest and noted half of his friends skate board.

Correspondence to the Board: President Libera noted the following written correspondence to the Board:

- Edwardo Montiel (River Forest) regarding his opposition to relocating the tennis courts and batting cages as part of the Keystone Project.
- Kitty Bingham (River Forest) regarding her question on the lack of use of the Platform Tennis Committee and thoughts she had on the women's house league. President Libera opened Ms. Bingham's comments for Board discussion. Ms. Bingham claims the document she submitted is from 30 women's house league players and she is requesting input. Director Sletten discussed staff's is following up with league members that includes an end of the year house league survey, and small group discussions with players in both house leagues. Ms. Bingham requested a group of members who are not included in the house league be included in the discussions and she will provide the names in the group. The Board requested to see a copy of the survey prior to distribution.
- Art Soudek (Oak Park) regarding his support to create an Enterprise Fund for the platform tennis program.

WSSRA Report: Director Sletten noted that the Park District and Village are splitting a Sliver Sponsorship for the WSSRA Derby Gala. The venue has changed and so has the tbale sizes, so the sponsorship only includes 4 tickets to be split with the Village. Director Sletten asked that the Park District can purchase additional tickets for any Board Member who wishes to attend.

Staff reports: Staff reports were submitted to the Board.

Commissioner Cargie asked if the tennis courts were permitted to any tennis teams. She has seen both girls and boys groups practicing on the courts. Director Sletten noted he will follow up with the Athletic Manager.

Board Reports: Commissioner Bade noted that the Willard soccer field was not used over the weekend and asked if this field was closed due to field conditions or being rested. Director Sletten stated he would follow up with the Director of Parks.

Commissioner Grant reported he attended the Village Collaboration Meeting and provided some Board Reports.

President Libera noted she attended the Opportunity Knocks Gala.

Old Business: Commissioner Healy moved to approve Evans & Son Blacktop bid of \$650,027.58 for the Keystone Project site work, seconded by Commissioner Cargie. A roll call vote followed, and the motion was approved 5-0.

New Business: Director Sletten presented the re-biding of the Light/Electric work for the Keystone Project. The only bid again was received by Jasco. Director Sletten noted that both WT Engineering and the Park District staff attempted to solicit other contractors to bid without success. Director Sletten stated the project could be re-bided, but there is a risk of a higher price in the current economic environment. Commissioner Healy moved to approve Jasco's base bid of \$262,322, alternate #1 bid (5th tennis court) for \$40,247, and alternate #2 bid (basketball area lights) for \$18,020 for the Keystone Project light work, seconded by Commissioner Bade. A roll call vote followed, and the motion was approved 5-0.

Platform Tennis Enterprise Fund: Director Sletten presented a memo discussing the how & why the term Enterprise Fund was used in relation to managing the finances of the platform tennis facility. Commissioner Cargie asked if Village TIF funds finance the project and Director Sletten believes \$25,000 was allocated to the project; however, the project included both the construction of the platform tennis courts and the renovation of the Keystone Center, and the funds were allocated to the building portion of the project. President Libera stated her support to commit the surplus platform tennis funds into a Capital Improvement line item. She noted that the platform tennis courts are oversubscribed and capital funds need to be set aside for the 5th and 6th platform tennis courts. She wanted to change the Enterprise Fund term to Enterprise-like Fund. Commissioner Grant noted that in the past year, the platform tennis courts were only reserved 80% of the F, Sa, Su prime time hours and all 4 courts were only fully book 20% of the time. He wanted to change the Enterprise Fund term on the website with Platform Tennis Financials with new text. Commissioner Healy wanted to eliminate the spreadsheet from the website and change the text. Commissioner Bade agreed with Commissioner Grant on the number of players on the courts during prime time. He suggested any excess fund be used to pay down the platform tennis court debt. He wanted to remove the Enterprise Fund term, remove the spreadsheet form the website and replace with new text and a summary sheet. Commissioner Cargie moved to instruct staff to use any year end balance form the platform tennis facility to be applied to pay off platform tennis court debt and draft a new page on the website posting a new description and summary of the platform tennis facility, seconded by Commissioner Bade. A roll call vote followed, and the motion was approve 5-0.

Commissioner Grant asked the Board to set a COW Meeting date to gather a comprehensive list of facility ideas for the parks. The Board agreed to have a COW Meeting on May 23rd, 6:30pm. Prior to the meeting, staff will post the meeting date and invite residents to attend with their facility ideas or email them prior to the meeting.

Commissioner Healy moved to transfer \$500,000 out of the Corporate Fund with \$490,000 going into the Capital Fund and \$10,000 into the Special Recreation Fund, seconded by Commissioner Bade. A roll call volte followed, and the motion was approved 5-0.

Commissioner Healy moved to enter into Closed Session at 8:10 PM, seconded by Commissioner Bade. A voice vote followed, and the motion was approved 5-0.

The Board reconvened into open session at 9:30 PM

Commissioner Healy moved to adjourn at 9:30 PM, seconded by Commissioner Grant. A voice vote followed, and the motion was approved 5-0.

Respectfully submitted,

Michael J. Sletten, Secretary



May 1, 2022

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

Site Development Allowances

To Whom It May Concern,

The River Forest Park District is not requesting site development allowances. The proposed development will not ask for variations from the underlying zoning provisions as outlined in **Section 10-19-4: SITE DEVELOPMENT ALLOWANCES**.

Sincerely,

Lynn Libera President



Keystone Project Questions and Answers

The Keystone tennis courts are scheduled to be rebuilt in the fall of 2022. The condition of the existing tennis courts will no longer allow asphalt overlay and the courts must be removed and rebuilt. The Board agreed that if the courts are to be rebuilt; the site should be reviewed to maximize recreation opportunities. The plan should make efforts to reduce the non-permeable surfacing, chain-link fencing, and light noise.

Question: Is there a reduction in concrete and asphalt surface area with the proposed Keystone Project? **Answer:** The proposed Keystone Project will see a 9.1% decrease in concrete and asphalt surface area.

The current concrete & asphalt surface area in the project is:

Existing surface area of the 5 asphalt tennis courts: 32,004 SF

• Existing surface area of the asphalt hitting area north of the tennis wall: 960 SF

Existing surface area of the concrete batting cages: 3,944 SF

Existing surface area of the concrete sidewalks: 5,345

Total: 42,253 SF

The proposed concrete & asphalt surface area in the project is:

Proposed 5 asphalt tennis courts: 31,097 SF

Proposed basketball hoop area: 1,891 SF

Proposed concrete batting cage area: 2,010 SF

Proposed concrete sidewalk & miscellaneous: 3,335 SF

Total: 38,333 SF

Question: Is there a reduction in the chain link fencing with the proposed Keystone Project? **Answer:** The proposed Keystone Project will see a 38% decrease in chain link fence.

The current chain link fence SF in the project is:

Tennis courts: 10,320 SF
Batting cages: 6,818 SF
Total: 17,138 SF

The proposed chain link fence SF in the project is:

Tennis courts: 7,560 SF
Basketball hoop area: 960 SF
Batting cages: 2,112 SF
Total: 10,632 SF

Question: Are platform tennis courts going to be built?

Answer: No. The proposed Keystone Project does not include construction of the $5^{th}/6^{th}$ platform tennis courts; however, there is space available on the site as a future project. If the Park District proposes the construction of the $5^{th}/6^{th}$ platform tennis courts, this would be a separate Planned Development Review application that would require separate public hearings and approval from the Village Board.

Question: Will the tennis court continue to be lit?

Answer: As the configuration of the tennis courts have changed, a new tennis court light system will be installed. The current eight light poles (39' on the north/south, 50' in the middle) with metal halide lights will be replaced with four 50' light poles with LED lights on the north 4 tennis courts, and a single 50' light pole with LED lights on the single tennis court. The new light system will provide uniform lighting across the tennis courts while providing 0.0 light spill within 25' of the tennis courts. A photometric of the tennis court light spill is available on the River Forest Park District website.

The Board solicited public feedback on this item at a March 21, 2022 Public Meeting. The Minutes to this meeting are available on the River Forest Park District website. The Park District wishes to reduce the impact of lights to our neighbors as much as possible.

Question: What is the proposed tennis court fence height?

Answer: The tennis court fence height will be reduced from 10' to 8'. The Washington Square tennis courts constructed 3 years ago have an 8' fence height. The reason for decreasing the fence height is to improve aesthetics for the park and 10' fences are more susceptible than 8' fences to wind damage. The 8' fence height is recommended by our tennis court engineer and it's allowed in the new 2021 Tennis Court and Construction Manual that is co-authored by the USTA and ASBA.

Question: What is the distance between tennis courts or the tennis courts and the fence?

Answer: The distance between tennis courts or the tennis courts and the fence will increase from 9' to 10'.

Question: Will the tennis hitting wall remain?

Answer: Two new hitting walls will be relocated to the east fence of the south tennis court. The current plastic material on the hitting wall will be recycled for the new hitting walls.

Question: Will pickle ball courts be included in the project?

Answer: Each tennis court will be dual lined for tennis or pickle ball.

Questions: Will a basketball area be included in the project?

Answer: A fenced basketball hoops area will be located between the south tennis court and Central Avenue. The 2 basketball hoops will include a free throw box with a high school 3-point line. The basketball hoops will be used for Park District programs and will be open to the public. The fence will be the same 8' high black chain-link fence as the tennis courts. The fence will address any issues with the basketball hoops area being too close to or basketball bouncing onto Central Avenue.

Question: Will the basketball hoop area be lit?

Answer: Yes, 2-30'poles with a single fixture on each pole will be located at the west and west side of the basketball hoop area.

The Board solicited public feedback on this item at an April 11, 2022 Public Meeting. The Minutes to this meeting are available on the River Forest Park District website. The Park District wishes to reduce the impact of lights to our neighbors as much as possible.

Question: Why are the 4 lighted batting cages being split as 2 cages between 2 sites?

Answer: The proposed Keystone Project is locating 2 lighted batting cages west of the Keystone Center on Central Avenue, centrally located between the 2 ball fields. These 2 cages will be 60' long and available for hitting and pitching practice. The second set of cages will be nets only, located on a grass area east of the synthetic infield. The need for 4 batting cages outside the RFYBS season is unnecessary, so this plan establishes two of the batting cages as temporary units to meet the needs of the RFYBS season and then opens up park space for the reminder of the year. The second set of cages will only be up April-June to improve aesthetics of the park and the view for adjacent neighbors. To help reduce the light impact in the park, only the permanent batting cages will continue to be lit.

Question: Why is there a swale area between the tennis courts and Lake Street?

Answer: The 3.5'-5.0' deep swale area is a storm water requirement from the Metropolitan Water Reclamation District. The Park District was hoping to install an underground system to accommodate the storm water requirements; however, this system would add \$200,000 to the project and require more land and remove more trees from the site.

Question: Will there be standing water in the swale?

Answer: The swale does not permanently hold water, but will retain 12" to 18" of water during heavy storms, and up to 36" of water for the 100 year storms. The swale is designed to drain within a couple of hours, depending on the total rainfall. The Park District has two other storm water swales located in Keystone Park West along Lake Street and Priory Park on the west side of the park. The base of the swale will be planted with wildflowers and the slopes will be mowed grass.

Question: How many trees will need to be removed due to this project?

Answer: 14 trees and 6 multi-stem trees ranging from 5"to 20" will need to be removed. The total diameter loss of these trees is 194" These trees will be replaced with 65-three inch trees in Keystone Park (or other River Forest parks if space does not permit). A landscape plan of the Keystone Project is available on the River Forest Park District website.

Question: Will the sidewalks still be lit?

Answer: The Park District is recycling all 7 sidewalk lights to be used in the project. These lights have already been retrofitted to LED lights.

Question: What will happen to the flag pole?

Answer: The existing flag pole will be unable to be recycled back into the project, so a new 30'x6" aluminum flag pole with a solar light will be installed next to the synthetic infield scoreboard. As a reference, the Memorial Parkway flagpole is 20' and the Village Hall flagpole is 30'.