



## RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA

A Meeting of the River Forest Development Review Board will be held on Thursday, December 4, 2025, at 7:30 P.M. in First Floor Community Room of the Village Hall, 400 Park Avenue, River Forest, Illinois.

You may submit written public comments in advance of the meeting by emailing them to [mwalsh@vrf.us](mailto:mwalsh@vrf.us). Public comments and any responses will be shared with the Board. If you wish to speak during Public Comment or the Public Hearing, please email [mwalsh@vrf.us](mailto:mwalsh@vrf.us) by 5:00 p.m. on Thursday, December 4, 2025. Please note that only those attending the meeting in person will be able to provide Public Comments. The meeting will be available for listening only through Zoom at <https://us02web.zoom.us/j/88284719344> or call (312) 626-6799 and use meeting ID 882 8471 9344

- I. Call to Order/Roll Call
- II. Public Comment (*for items not on the agenda*)
- III. 2026 Schedule of Meetings
- IV. Minutes of November 6, 2025 Development Review Board Meeting
- V. Continued Public Hearing: Application #25-0012, Amendment to Ordinance #3863, An Application to install lights to illuminate the tennis courts at the River Forest Tennis Club
  - a. Discussion, Deliberation, and Recommendation
- VI. Approval of the Findings of Fact for Application #25-0012, River Forest Tennis Club
- VII. Adjournment

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

**VILLAGE OF RIVER FOREST  
DEVELOPMENT REVIEW BOARD MEETING MINUTES  
November 6, 2025**

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, November 6, 2025, in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

**I. Call to order**

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

Present: Chairman David Crosby, Members Jane McCole, Mary Shoemaker, Elias Yanaki, and Corina Davis, Ron Lucchesi, and Maryanne Fishman  
Absent: None  
Also Present: Assistant Administrator Jessica Spencer, Deputy Clerk Luke Masella, Secretary Cliff Radatz, and Attorney Anne Skrodzki

Chairman Crosby asked if there was any public comment not related to the Public Hearing. There was none.

Chairman Crosby introduced the next agenda item.

**II. Minutes of July 10, 2025, Development Review Board Meeting**

**A MOTION** was made by Member Fishman and **SECONDED** by Member McCole to approve the minutes of the July 10, 2025, DRB Meeting.

Member Fishman pointed out a spelling error which Assistant Administrator Spencer noted.

Present: Chairman Crosby, Members McCole, Shoemaker, Davis, Yanaki, and Fishman  
Abstain: Member Lucchesi

The motion passed.

**III. Minutes of July 31, 2025 Joint Meeting of the Economic Development Commission, Zoning Board of Appeals, Plan Commission, Development Review Board, and Village Board**

**A MOTION** was made by Member Fishman and **SECONDED** by Member McCole to approve the minutes of the July 31, 2025 Joint Meeting.

Present: Chairman Crosby, Members McCole, Shoemaker, Davis, and Fishman  
Abstain: Members Lucchesi and Yanaki

The motion passed.

**IV. Application #25-0012, Amendment to Ordinance #3863, An Application to install lights to illuminate the tennis courts at the River Forest Tennis Club**

Chairman Crosby opened the public hearing for the River Forest Tennis Club application. He invited Attorney Skrodski to address the DRB members who might also be members of the RFTC. She invited those who believe they have a conflict to recuse themselves at this time. Member Yanaki recused himself from the discussion and left the dais.

Chairman Crosby outlined the next steps of the hearing, which include a presentation by the applicant, staff feedback, and then public comment on this topic before the Board begins its discussion.

Secretary Radatz swore in those who wished to testify.

Elias Yanaki presented the application regarding illuminating the tennis courts at the River Forest Tennis Club.

Chairman Crosby asked the Village to present its findings. Assistant Administrator Spencer summarized the outcome of the Technical Review meeting and introduced John Houseal and Nicole Campbell of Houseal Lavigne to present their analysis. Mr. Houseal introduced himself and his firm and emphasized that his role is to provide accurate information for the Board to use during its deliberations. He then gave an overview of his memo on the project and responded to some of the claims made by Mr. Yanaki.

Chairman Crosby asked for questions from the Members. There were none.

Mr. Yanaki asked to respond to several comments in the Houseal Lavigne memo. He asked for clarification on the Village standard of 0.5-foot candle measurements and noted differences between residential and commercial use at the property line. He requested that all foot candle standards be applied evenly across all properties in the Village, as he feels they are not being applied evenly now. He stated that the hours of use have been revised from 10:00pm to 9:30pm and that the impact of the expanded hours would be 80 minutes, not 4 hours as stated in the memo. He disputed the memo's statement about the benefit to the public. He also noted that adding the lights does not constitute a material change of use to the planned development ordinance under the Village ordinance. He further disputed the memo's opinion about inconsistency with the comprehensive plan.

Chairman Crosby invited John Houseal to offer his rebuttal.

Mr. Houseal addressed several of Mr. Yanaki's points in his response. Among his comments, he stated that he disagreed with the assertion that the proposed changes were material changes to the ordinance. He clarified that he did not say the project was consistent with the comprehensive plan. He noted that 0.5 foot candles has been the only Village standard referenced. He also stated that the lights are intended for the entire tennis court surface, even if they are not always in use.

Chairman Crosby again asked for questions from the Members.

Chairman Crosby asked for clarification on the distinction between public benefit and private club use. He also asked about swim lessons and tennis lessons offered to individuals who are not members of the club.

Mr. Yanaki stated that swim and tennis lessons are available to the public for a fee and that both members and non members must pay for these lessons.

Mr. Houseal clarified that the use of lights would not affect the ability to provide lessons and reiterated that the lights are the main focus of this application.

Member Lucchesi asked why the RFTC is requesting an extension from April 1 to October 31.

Mr. Yanaki explained that the request is due to the variable nature of the weather each year.

Member Shoemaker inquired about the possibility of lighting only a smaller number of courts to reduce the impact.

Mr. Yanaki noted that installing only a portion of the lights in phases could increase the overall project costs.

Member Lucchesi asked if they could see the lights currently in use.

Mr. Yanaki mentioned that a similar lighting setup exists at a court in Evanston, Illinois.

Member Lucchesi suggested that some concerns might stem from a general hesitation toward change.

Mr. Yanaki also highlighted the light fixture he brought as an example for the Board to review.

Chairman Crosby asked if any Commissioners had additional questions, and none were raised. He then provided instructions to the public for those wishing to offer comments that evening.

#### PUBLIC COMMENT

1. Jason Jeunette outlined his credentials in the field of lighting and pointed out several aspects of Mr. Yanaki's presentation that he believed were inaccurate, forming the basis for his recommendation against the application.
2. Peter Krauss, a member of the tennis club with his family, expressed support for the application. He noted that it would increase the number of lit courts, benefiting over 280 local children and providing them with more opportunities to play tennis. He added that expanding activities for children between August and October aligns positively with the character of the Village.
3. Mark Hosty expressed concerns about the increased activity and noise from the pickleball courts since they were installed and indicated that he does not support the application. He highlighted that the proposed lighting would allow use from 6:00 a.m. to 9:30 p.m. daily and raised worries about potential traffic congestion during the school year. He also clarified that the opposition is not based on a fear of change among homeowners.
4. Joe Castillo shared his experience working with children in Village sports and expressed support for the application, emphasizing its benefit to the community. He noted that securing court time at Keystone is very challenging, highlighting the value of expanding access.
5. Adam Block described his decision to purchase his home in the Village over 15 years ago and expressed concern that the proposed lights would increase traffic and noise in the

neighborhood. He also noted that the lighting would reflect into the night sky, affecting the quality of the evenings.

6. Adira Block expressed her opposition to the application, explaining that the lights would make it difficult for her to concentrate on homework and could interfere with her ability to fall asleep.
7. Monika Block described how she and her husband chose their home in the Village and expressed concerns about current traffic on her block caused by club members. She stated that even extensive landscaping could not obscure the height of the proposed lights. She also noted that the additional lighting would increase both brightness and noise, affecting her children, and emphasized that it is unfair for the closest neighbors to bear the impact of recreational activities enjoyed by others for just an hour or so each week.
8. Ethan Block shared that the proposed lights would make it harder for him to fall asleep. He explained that staying up later would make it difficult to concentrate on his activities and add extra distractions to his routine.
9. Maureen O'Brien, a member of the RFTC, expressed that she does not support the application. She mentioned that she might have chosen a different home if the courts had been lit and urged the Board not to place the burden of the lights on nearby neighbors.
10. Spencer Kirk noted that he resides across from the Roosevelt Middle School lights mentioned earlier. He stated that he has not experienced any negative impacts from the school's lights, and added that he is a member of the tennis club.
11. Dan Pohlman expressed concern about the proposed lights, noting that they would directly affect him. He questioned the notion that the lights serve a public benefit, describing that claim as misleading. He also raised a question about the legal guidance concerning Board membership in the RFTC and potential conflicts of interest.
12. Steve Zoller expressed support for the application, highlighting its recreational benefits and noting that it would not cost the Village anything. He indicated that he believes the traffic impact would be less significant than suggested and added that he would not be bothered by a small amount of light spilling into the street, especially since the area is quite dark when the trees are in full leaf.
13. Jeanne Calabrese reflected on the changes she has observed at the River Forest Tennis Club since moving to the Village nearly 30 years ago. She discussed the qualities that contribute to being a "good neighbor" and inquired about the number of club members living within 1,000 feet of the club as well as the total number of members residing in River Forest.
14. Damitha Bandara, a Village resident for approximately 20 years, expressed his opposition to the application. He raised concerns that increased traffic from club members could lead to headlights shining into his home and disturb the evening tranquility. He urged the DRB to consider the impact on nearby neighbors and also noted concerns regarding safety and potential effects on property taxes.
15. Daniel Lauber outlined his relevant credentials and expressed his recommendation against the application. He raised a variety of concerns, among them the following: he noted his surprise that Mr. Yanaki was presenting to the Board and stated his agreement with Mr. Houseal's assessment. He expressed concern that the project would change the character of the neighborhood and highlighted its inconsistency with the Comprehensive Plan. Drawing on his experience living near a McDonald's, he questioned whether members would realistically ride their bikes to the RFTC at night. He suggested a compromise of installing lights on only two courts initially to evaluate their impact.
16. Paul Waters urged the Commission to carefully consider the proposed end time for the lights, particularly if the application were to be approved. He discussed the "line of sight" of the

lights in relation to the existing pool lighting and described how it affects the use of his backyard.

17. James Ford expressed concern about how the proposed lighting would affect his enjoyment of his front porch in the evenings. He stated that the overall wattage would illuminate the night sky and create a public nuisance from April through October. He also strongly suggested that any DRB member who does not recuse themselves from the vote should step down.
18. Carey Palmer described how her home faces the courts and pool, and how the proposed lights would affect her family's daily life and evening routines. She stated that if nighttime court play had existed when they were buying their home, she and her husband likely would not have chosen the property. She expressed that the height of the light poles would be visually intrusive. Palmer provided a graphic, highlighting nearby homes with concerns about the proposal and submitted a petition from neighbors opposing the application. She also suggested exploring collaboration with the RF Park District or the OP Tennis Club near Lake and Harlem to address potential congestion.
19. Bradley Palmer expressed strong opposition to the application, stating that its approval would be upsetting and would alter the character of the Village. He noted that while the Village has nearly 11,000 residents, only 385 families are members of the club. He highlighted inconsistencies in the presentation and used his 35-minute commute to play golf as an example of a personal preference that should not dictate changes to the Village. While he appreciates the current appearance of the club, he stated that the addition of lights would significantly change it.
20. Peter Darley shared that he and his wife have greatly enjoyed living near the RFTC over the years but expressed concern about how the proposed lights would affect their quality of life. He believes the impact of the lighting would be more significant than indicated in tonight's presentation. Mr. Darley referenced a 2012 application submitted by the RFTC and noted that the Keystone lights are not comparable to the proposed application. While he appreciates the club, he described the proposed lighting as "over the top." He also raised concerns about the composition of the Board and their possible membership of the RFTC.
21. John Lawrence, a lifelong River Forest resident and RFTC member, spoke in favor of the application. He pointed out that many club members walk or bike to the facility, and that usage is unlikely to be concentrated at any one time. He expressed trust in the findings of the traffic study and reminded the Board that the Village, as an urban suburb, is not entirely quiet at night. Lawrence also highlighted the club's efforts to be mindful of neighbors, including landscaping, wind screens, and other measures to show good faith.
22. John Vandemore was called to speak but chose not to provide public comment.
23. Paul Harding stated that the River Forest Tennis Club is a private organization and could alter its plans at any time. He noted his familiarity with the lighting proposal and expressed concern that it would create a burden for neighboring residents. Mr. Harding also warned that approving the application could set a troubling precedent for future lighting requests in the Village. Additionally, he raised concerns about potential conflicts of interest with RFTC members serving on the DRB.
24. Dan Bakers was called to speak but chose not to provide public comment.
25. Jonathan Kirk, who lives near the RFTC, expressed his opposition to the application. He raised concerns about the potential impact on the appearance and character of the surrounding properties.
26. Sean Vitale shared his appreciation for the sense of community he has experienced in the Village. Having lived across the street from the RFTC, he noted that he has never felt the lights or activity were problematic. He believes that the addition of the lights would be a

benefit to the community and observed that the existing ambient noise in the area is more noticeable than the sound from existing tennis activities near his home. Based on this, he expressed support for the application.

Chairman Crosby asked if anyone else from the public wished to comment on this topic, and no additional comments were offered.

Chairman Crosby concluded the public comment portion of the hearing. Noting that the time was 10:11 p.m., he proposed continuing the meeting to November 20 and sought input from the group.

Member Davis proposed holding a vote that evening, but other members indicated they were not prepared to decide.

The Development Review Board noted that there is a tentative quorum set for the December 4<sup>th</sup> meeting.

Attorney Skrodzki explained the process for continuing the hearing and then offered a potential motion to formalize the continuation.

A MOTION was made by Member Fishman and SECONDED by Member McCole to continue the hearing to December 4<sup>th</sup>.

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

By a voice vote, the motion passed.

## **V. Public Comment**

There was none.

A member of the public inquired whether any Board members would recuse themselves. Chairman Crosby responded that recusals had been addressed at the start of the meeting.

Chairman Crosby then outlined the next steps for the continued public hearing, including this Board's discussion and potential recommendation to the Village Board.

Member Davis asked if the applicant could clarify the foot-candle calculations referenced in both the presentation and the Village's analysis.

Attorney Skrodzki noted that the Board could request this clarification now so that the information would be available for review at the next hearing.

Mr. Houseal explained that the applicant would need to align the photometric reports with the Village standard of 0.5 foot candles at the property line. He confirmed that the applicant would coordinate with staff to address this clarification ahead of the December 4 meeting.

**VI. Adjournment**

A MOTION was made by Member Fishman and SECONDED by Member Lucchesi to adjourn the November 6, 2025, meeting of the Development Review Board at 10:19 p.m.

By a voice vote, motion passed.

Respectfully Submitted:

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Jessica Spencer, Secretary

DRAFT



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

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**MEMORANDUM**

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Date: December 4, 2025

To: Development Review Board

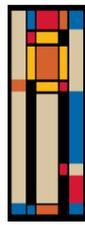
From: Jessica Spencer, Assistant Village Administrator

Subj: 2026 Schedule of Meetings

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The Development Review Board is scheduled to meet on the first and third Thursday of each month at 7:30pm in the Village Hall Community Room.

January 1 and January 15  
February 5 and February 19  
March 5 and March 19  
April 2 and April 16  
May 7 and May 21  
June 4 and June 18  
July 2 and July 16  
August 6 and August 20  
September 3 and September 17  
October 1 and October 15  
November 5 and November 19  
December 3 and December 17



# RIVER FOREST

*Proud Heritage • Bright Future*

## MEMORANDUM

DATE: November 6, 2025  
 TO: Development Review Board  
 FROM: Jessica Spencer, Assistant Village Administrator  
 SUBJECT: 615 Lathrop Avenue – Planned Development Application

**Issue:** The River Forest Tennis Club is seeking to amend Planned Development Ordinance #3863 to install lights to illuminate the tennis courts. Under the Zoning Ordinance, no new construction, expansion of any building, or the addition of any parcel(s) or change of use shall be permitted in a Public, Recreational, Institutional (PRI) district, except as approved as a planned development. Further, Section 10-19-8(a) requires that changes that constitute a major change require separate review and approval. Staff has determined that the proposed changes will constitute a major planned development amendment.

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

TASK	DATE
Introduction to Village Board	October 14, 2024
Pre-filing Conference with DRB	November 7, 2024
Neighbor Meeting(s) Held	March 12, 2025
Technical Review Meeting	July 29, 2025
Notice of Public Hearing Mailing & Posted	October 22, 2025
Public Hearing	November 6, 2025

The comments that arose from each of the Village’s departments during the Technical Review Meeting:

REVIEW DIVISION	COMMENT
Administration & Finance & Building Departments	The proposed project will not impact the tax status of the property. If the DRB votes to recommend approval of the proposed planned development, they do so with the following condition(s) in place in addition to any potential conditions the DRB or the Village Board may find appropriate for this project: <i>This application shall be built in substantial compliance with the approved plans.</i>
Police Department	Their project will not affect the Department’s current operations.

<i>Public Works Department</i>	Public Works noted the light spillage indicated on the plans might impact neighbors.
<i>Fire Department</i>	Their project will not affect the Department's current operations.

**Board Action:**

If this application is found to be acceptable, the following motion would be appropriate:

- *Motion to approve the application by the River Forest Tennis Club to amend the Planned Development Ordinance #3863 regarding the installation of court lights.*

**Attachments**

- Village Planner Memo
- Application

**AN ORDINANCE GRANTING A PLANNED DEVELOPMENT PERMIT  
FOR THE RIVER FOREST TENNIS CLUB  
(615 LATHROP AVENUE)**

**WHEREAS**, on March 11, 2022, the River Forest Tennis Club, an Illinois not-for-profit corporation (“Petitioner”), submitted an application requesting that the Village of River Forest (“Village”) grant it a planned development permit, to allow for construction of exterior beautification improvements, including installing new bike racks, making pedestrian entryways Americans with Disabilities Act (“ADA”) compliant, resurfacing pickleball courts, replacing and relocating existing concrete backboard, rebuilding dumpster enclosure to screen it from the street and enhancing landscaping, with two (2) site development allowances needed for setbacks along Quick Avenue and Lathrop Avenue (collectively the “Project”) at 735 Lathrop Avenue, River Forest, Illinois (“Property”); and

**WHEREAS**, a copy of the final application, as amended by the Petitioner during the public hearing process, is attached hereto as **EXHIBIT A** and made a part hereof (“Application”); and

**WHEREAS**, the Application was filed with the Village, was referred to the Development Review Board of the Village for a public hearing, and was processed in accordance with the Village’s Zoning Ordinance, as amended from time to time; and

**WHEREAS**, the Project was (i) presented to the neighbors of the Property on February 16, 2022, (ii) introduced to the Village President and Board of Trustees on February 28, 2022, (iii) presented a pre-filing meeting of the Development Review Board of the Village on March 3, 2022, (iv) considered by the Development Review Board of the Village at a public hearing on May 5, 2022, and (v) recommended for approval in written findings of fact and a recommendation by the Development Review Board of the Village on May 19, 2022; and

**WHEREAS**, public notice in the form required by law was given of the public hearing before the Development Review Board of the Village by mail and by publication not more than thirty (30) days nor less than fifteen (15) days prior to said hearing in the *Wednesday Journal*, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

**WHEREAS**, the Development Review Board of the Village held the public hearing on the Application on May 5, 2022, on whether to make a recommendation that the Application be granted, during which hearing all persons present were afforded an opportunity to be heard orally and in writing; and

**WHEREAS**, the Development Review Board recommended approval of the Application on May 5, 2022, by a vote of 6-0, and approved written findings of fact and a

recommendation on May 19, 2022, by a vote of 4-0 (“Findings and Recommendation”), a copy of which is attached hereto as **EXHIBIT B** and made a part hereof; and

**WHEREAS**, the Findings and Recommendation was forwarded to the President and Board of Trustees of the Village, and the President and Board of Trustees of the Village have duly considered said Findings and Recommendation, along with the testimony and exhibits put before the Development Review Board during the public hearing on the Application; and

**WHEREAS**, the President and Board of Trustees of the Village find that the Development Review Board’s Findings and Recommendation correctly and prudently applied the standards in the Zoning Ordinance for the Petitioner’s request for a planned development permit for the Property, so long as the conditions and modifications set forth in Section 4 of this Ordinance are met, in order to adequately address the unique demands and impacts the Project will impose on residents in the vicinity of the Property, the Village and other units of government; and

**WHEREAS**, the President and Board of Trustees of the Village find that the best interests of the public would be served by granting the Application, so long as the conditions set forth in Section 4 of this Ordinance are met;

**NOW, BE IT ORDAINED** by the President and Board of Trustees of the Village of River Forest, Cook County, Illinois, as follows:

**SECTION 1: Incorporation.** That the recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

**SECTION 2: Compliance.** That the Application is in the public good and in the best interest of the Village and its residents, and the Application is consistent with and fosters the purposes and spirit of the Village’s Zoning Ordinance, and the Application is also in accordance with the provisions of the comprehensive land use plan of the Village, so long as the conditions and modifications in Section 4 are met. All actions of the Village with respect to the Application and Project are hereby ratified and confirmed.

**SECTION 3: Standards.** That the Application meets the standards set forth in Section 10-19-3 of the Zoning Ordinance of the Village of River Forest, so long as the conditions and modifications in Section 4 are met.

**SECTION 4: Application Granted, Conditions and Modifications.** That the Application is granted, and a planned development permit for the Property is granted as requested in the Application for the Project, subject to the following conditions and modifications:

1. So long as this Ordinance remains in effect, these conditions are covenants that run with title to the Property and these conditions are

binding on Petitioner and all future owners of any part of the Property.

2. The Project shall be developed in substantial conformity with the plans and building materials in the Application, as most recently amended and supplemented by the Petitioner before the vote of the Development Review Board on May 5, 2022, except as modified in this Ordinance.
3. All landscaping proposed and installed at the Property shall comply with the Village of River Forest Village Code and be approved by the Village, including any removal and replacement of trees on the Property.
4. This Ordinance shall be recorded on title to the Property at the Petitioner's expense.

**SECTION 5: Violations.** That violations of this Ordinance, including the conditions in Section 4, are punishable in accordance with the Village's Zoning Ordinance and Village Code, with penalties including, but not being limited to, a fine of up to Seven Hundred Fifty and No/100 Dollars (\$750.00) per day and / or suspension or revocation of the planned development permit granted herein.

**SECTION 6: Severability.** That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

**SECTION 7: Repeal.** That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be and the same are hereby repealed.

**SECTION 8: Effectiveness.** That this Ordinance shall be in full force and effect upon its passage and approval according to law.

**[THIS SPACE INTENTIONALLY LEFT BLANK]**

**ADOPTED** this 27<sup>th</sup> day of June, 2022, pursuant to a roll call vote as follows:

**AYES:** Bachner, Gillis, Vazquez, Brennan, O'Connell

**NAYS:** None

**ABSENT:** Johnson

**APPROVED** by me this 27<sup>th</sup> day of June, 2022.

  
\_\_\_\_\_  
Catherine Adduci, Village President

**ATTEST:**  
  
\_\_\_\_\_  
Jonathan Keller, Village Clerk

The undersigned Petitioner acknowledges hereby the reasonableness of the above and foregoing terms and conditions in the Ordinance, and hereby accepts the same.

By: \_\_\_\_\_  
The River Forest Tennis Club

Date: \_\_\_\_\_, 2022

**EXHIBIT A**  
**APPLICATION**  
(attached)

**EXHIBIT B**

**FINDINGS OF FACT AND RECOMMENDATION  
OF THE DEVELOPMENT REVIEW BOARD**

(attached)



## MEMORANDUM

188 West Randolph Street  
Suite 200  
Chicago, Illinois 60601  
312.372.1008

360 E 2nd Street,  
Suite #800  
Los Angeles, CA 90012  
213.529.1008

hlplanning.com  
info@hlplanning.com

**Date:** October 30, 2025

SENT VIA EMAIL

**To:** Village of River Forest Development Review Board

**From:** Houseal Lavigne Associates  
John Houseal, FAICP, Partner, Co-Founder  
Nicole Campbell, ACIP, Planner II

**Subject: River Forest Tennis Club – Proposed Court Lighting at the River Forest Tennis Club (615 Lathrop Avenue)**

Houseal Lavigne Associates has conducted a review of the River Forest Tennis Club’s amendment to the existing Planned Development ordinance to install 48 lights on 24 light poles on the existing tennis courts.

The following review focuses on development, use, and zoning-related aspects of the project. The report includes the following sections:

1. Existing Conditions, Surrounding Land Use and Zoning
2. Project Description
3. Zoning
4. Consistency with the Comprehensive Plan
5. Conclusion

## 1. Existing Conditions, Surrounding Land Use and Zoning

The subject site is located within the Public, Recreation, and Institutional (PRI) District and is improved with the River Forest Tennis Club (RFTC). The site includes 10 tennis courts, a club house, a swimming pool, retail store, and a café. RFTC is a private club and use of the tennis courts is limited to members and guests only.

The tennis courts are arranged in two banks along the north and south sides of the property. At present, the courts are unlit, with no existing light poles to illuminate the tennis court areas. Two pole-mounted light fixtures currently illuminate the pool area. Each pole is only 15 feet in height, and the lights are directionally situated to shine light downward and westward on the pool area, away from the adjacent residential neighbors on Jackson Avenue. As a result, neighbors have no line of sight to the glare or light source. The pool is only generally open until 9:00 p.m. from mid-May through mid-August, and until 7:00 p.m. from mid-August through the first week in September. The pool is closed in April and October, as well as during portions of May and most of September.

As currently used, and over the history of the Club, the majority of the RFTC property is essentially dark and inactive when it gets dark out, as most of the area, including the tennis courts, is not illuminated for outdoor activity.

The subject site occupies an entire block and is bound by Oak Avenue on the north, Quick Avenue on the South, Jackson Avenue on the east, and Lathrop Avenue on the west. The site is surrounded by the following zoning districts and land uses:

	<b>Zoning District</b>	<b>Existing Land Use</b>
<b>North (across Oak Avenue)</b>	PRI – Public, Recreation, and Institutional	Roosevelt Middle School
<b>South (across Quick Avenue)</b>	PRI – Public, Recreation, and Institutional	First Presbyterian Church
<b>West (across Lathrop Avenue)</b>	R-2 – Single-Family Residential	Single-Family Detached Residences
<b>East (across Jackson Avenue)</b>	R-2 – Single-Family Residential	Single-Family Detached Residences

## 2. Project Description

### Proposed Amendment to Existing Planned Development Ordinance

The proposed project is for the installation of 48 lights mounted on 24 light poles, with two lights on each pole. The poles are 30 feet in height and are proposed to be located on the existing tennis courts area.

The proposed lighting would include 400W LED fixtures for the two easternmost courts, and 800W LED fixtures for the other eight courts. The proposed project also includes the planting of 36 arborvitae along Jackson Avenue to provide a visual buffer between the courts and nearby residences, which can help reduce the visibility of the illuminated courts.

### Illumination/Spillover

The proposed lighting exceeds the Village’s standard of 0.5 footcandles at the property line. The proposed G1-S3 Tennis Lights are flat, downward-facing LED panels designed to illuminate the playing surface directly below. These fixtures are designed to direct light downward onto the playing surface. The recessed light source helps limit visibility of the light and minimizes directly upward illumination, supporting dark sky preservation.

However, the photometric plan indicates that light levels exceed 0.5 foot-candles at the property line for both the 400W and 800W LED fixtures. The maximum illumination of 0.5 foot-candles at the property line is the standard/policy used by the Village for areas of proposed outdoor illumination. In comparison, the lighting at Keystone Park is 0.0 foot-candles at the Park's property line along Lake Street and Hawthorn Avenue. RFTC is proposing 29.9 foot-candles along Oak Avenue, 25.8 foot-candles along Quick Avenue, 3.5 foot-candles along Jackson Avenue, and 0.2 foot-candles along Lathrop Avenue. Recalibration of the lighting (elimination, shielding, placement, brightness level, etc.) is required to meet the Village's lighting standard of 0.5 foot-candle or lower at the property line. The illumination of the tennis courts will significantly contrast to the existing character of the neighborhood, which is mostly dark and quiet in the evening and late afternoon hours. Although other institutional uses exist in the neighborhood and have some lighting (building and security lighting mostly), none illuminate large outdoor areas intended to facilitate outdoor activity.

#### Line of Sight/Glare

The G1-S3 fixtures are designed to limit, but not eliminate, direct visibility of the light source from the ground level and adjacent properties. While this design limits glare compared to traditional floodlights, the height of the 48 fixtures on the 24 poles makes visible direct line-of-sight to the light source and glare from adjacent rights-of-way and nearby neighbors. The increased brightness from the illuminated courts at night will also create contrast with the surrounding darker environment of the neighborhood.

#### Hours of Use

The applicant is proposing that the lighting be available for use between 6:00 a.m. and 10:00 p.m. from April through October. Based on average sunset times for the 15<sup>th</sup> of each month, as provided by the applicant, the courts would typically remain illuminated for two to four hours after sunset. Lights would be activated by users as needed, rather than being on continuously. The proposed hours of operation for tennis lighting exceeds the currently pool lighting hours, both in terms of daily use (10:00 p.m. proposed for the tennis courts versus 9:00 p.m. for the pool) and with 3 additional months (approximately 12 weeks) of outdoor lighting and activity.

#### Impact on Neighborhood Character

The Tennis Club is a good neighbor and has been part of the fabric of the community for 120 years, that is not the question. The issue at hand is whether the proposed 48 lights on 24 poles, measuring 30 feet in height, is appropriate to illuminate a Village block so that private club members can play tennis in the evening.

Currently, the only outdoor recreation lighting approved and existing in the Village is at Keystone Park. That lighting was approved because it significantly enhanced public recreational opportunities for all residents, helping to meet growing demand for soccer, lacrosse, baseball, softball, tennis, pickleball, civic events, and more. In that case, the public benefit was determined to outweigh the impact of increased lighting and activity on nearby properties.

In contrast, the applicant's stated public benefit for lighting its tennis courts is that fewer members would seek to play at Keystone Park. While the Tennis Club itself is an established use, the proposed lighting is new. From a community planning standpoint, the question is not whether the Tennis Club fits the neighborhood's character, but whether the addition of 48 lights on 24 poles does. From a policy standpoint, it is also important to consider whether introducing this level of lighting and evening activity into a residential area is appropriate when the primary benefit would be to members of a private club rather than to the broader public.

### **3. Zoning**

The RFTC is located in the Public/Recreation/Institutional (PRI) Zoning District. The existing Tennis Club, which does not include tennis court lighting, is an approved planned development. The request for tennis court lighting requires approval by the Village, as it is considered a major change from the current use, character, and/or intensity of the property.

### **4. Consistency with the Comprehensive Plan**

The RFTC is designated as “Private Recreation” in the Comprehensive Plan. The River Forest Comprehensive Plan includes objectives to promote recreational programs and facilities. These objectives are focused on public recreation opportunities available to the broader community. RFTC, however, is a private facility and does not fall under the public recreation objectives.

The Comprehensive Plan also includes objectives aimed at protecting and enhancing residential neighborhoods, while supporting appropriate commercial development. These objectives provide a framework for evaluating developments adjacent to residential areas, including guidance on land use, neighborhood stability, and lighting. Key objectives include:

- *Protect residential areas from the encroachment of incompatible land uses and the adverse impacts of adjacent activities, while appropriately accommodating economic development along the Village’s primary corridors.*
- *Ensure the quality, stability, and attractiveness of residential neighborhoods.*
- *Minimize the impacts of incompatible land use arrangements.*
- *Appropriately balance the need to safeguard residential neighborhoods and the need for commercial area development and improvement.*
- *Commercial lighting, whether building mounted or freestanding, shall be provided via fixtures appropriate to the design of the building and site, and in a manner that minimizes spillover lighting, glare, and illumination of adjacent residential areas.*
- *Strengthening our community character, identity, and unique sense of place.*

Based on these objectives, the proposed lighting at the RFTC does not align with many of the Comprehensive Plan’s goals. The overall character of the Village’s neighborhoods is clearly identified throughout the Comprehensive Plan as one of the Village’s defining characteristics and protecting neighborhood character and integrity is a priority.

### **5. Conclusion**

The proposed lighting project at the RFTC would extend evening court use for club members but provide minimal direct benefit to the public. The key question is not the Tennis Club itself, but whether 48 lights on 24 poles, each 30 feet tall, illuminating nearly an entire Village block until 10:00 p.m., is appropriate for a residential neighborhood. While additional landscaping along Jackson Avenue may partially screen the courts, it would not significantly mitigate the overall impact of the lighting.

The photometric plan shows that light levels at the property line exceed recommended thresholds. The project does not fully support the Comprehensive Plan’s public recreation objectives and does not sufficiently minimize off-site lighting or the impact on adjacent and nearby residents. Furthermore, it would

alter the character and intensity of activity in the area by extending operating hours and introducing increased light, traffic, and noise into a neighborhood that is currently quiet and dark after sunset.

**ORIGINAL  
APPLICATION  
SUBMITTED BY THE  
RF TENNIS CLUB**



RIVER FOREST TENNIS CLUB  
ESTABLISHED 1905

September 30, 2025

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

Application for Planned Development for Court Lighting at The River Forest Tennis Club

Table Of Contents

1. Owner Name and Address
2. Statement Of Owner's Approval of Application Filing
3. Street Address, Legal Description and Survey of Subject Property
  - Exhibit 3.1 Plat of Survey
4. Statement Indicating Compliance
5. Existing Contiguous Land Use
  - Exhibit 5.1 Contiguous Land Use
  - Exhibit 5.2 Zoning Map
6. Site Plan
  - Exhibit 6.1 Proposed Court Lighting
7. Schematic Drawings and Product Information
  - Exhibit 7.1 Photometric Plan Analysis of Existing Light Sources
  - Exhibit 7.2 Photometric Plan Analysis of Proposed Court Lights
  - Exhibit 7.3 Product Information
  - Exhibit 7.4 Electricity Layout Plan
8. Landscaping Plan, Location, Size and Character
9. Covenants, Easements, and Restrictions
10. Development Schedule
11. Applicant Statement
12. Traffic Study
13. Economic Analysis
14. Environmental Impact Study
15. Village Service Analysis
16. Utility Plan Improvements
17. Drainage Plan Development
18. Site Development Allowances
19. Neighborhood Meeting Comments
  - a. Exhibit 19.1 Public Notice Mailing
  - b. Exhibit 19.2 Summary of Neighbor Comments
  - c. Exhibit 19.3 Emails sent from Neighbors
  - d. Exhibit 19.4 Letters of No Concern from D90 / Roosevelt Middle School and First Presbyterian Church
  - e. Exhibit 19.5 Support Statement from RFTC Members
20. Legal Opinion Letter
21. Adjustments to Project Based on Neighbor and Village Recommendations

Sincerely,

*Elias Yanaki*

Elias Yanaki  
River Forest Tennis Club

**1.0 OWNER NAME AND ADDRESS, AND OTHER PARTIES**

**Property Owner and Applicant**

River Forest Tennis Club  
615 Lathrop Ave.  
River Forest, IL. 60305

**Law Firm**

Elrod Friedman LLP  
Peter M. Friedman  
350 North Clark Street  
Second Floor  
Chicago, Illinois 60654  
312-528-5200  
www.elrodfriedman.com

**Architectural Firm**

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

**Engineering Firm**

Kenig, Lindgren, O'Hara, Aboona, Inc.  
Michael A. Werthmann, PE, PTOE  
9575 West Higgins Road, Suite 400  
Rosemont, IL. 60018  
(847) 518-9990 office

**Lighting Supplier and Photometrics**

Shineto Lighting USA, LLC  
David Lord, National Sales Director  
708 Armstrong Dr, Buffalo Grove, IL 60089  
(224) 567-8070

**2.0 STATEMENT OF OWNER'S APPROVAL OF APPLICATION FILING**

The River Forest Tennis Club hereby approves of the filing of this application for the lighting project.

*Dan Baker*

---

Dan Baker, President

*Sandi Graves*

---

Sandi Graves, Past President

### **3.0 STREET ADDRESS, LEGAL DESCRIPTION, AND SURVEY OF SUBJECT PROPERTY**

**ADDRESS:**

615 Lathrop Avenue  
River Forest, Illinois 60305

**SURVEY:**

See Plat of Survey (Exhibit 3.1)

**LEGAL DESCRIPTION:**

As shown on the Plat of Survey:

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

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

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



#### 4.0 STATEMENT INDICATING COMPLIANCE TO COMPREHENSIVE PLAN

The River Forest Tennis Club’s proposed court lighting project is in compliance with the Village’s Comprehensive Plan. We have read through the Comprehensive Plan, and have specifically highlighted several areas in which we believe our proposed plan directly reflects the goals of the Village.

See the attached Existing Plan and Land-Use Plan excerpts from the Village of River Forest Comprehensive Plan. The plans described the site location as Private Open Space and Private Recreation. The use remains the same.

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

***Strengthening our community character, identity, and unique sense of place.*** By maintaining and enhancing our grounds, RFTC remains careful stewards of an architecturally significant and unique property in River Forest. We believe that this project will enhance the utility of our historic facility and enhance the beauty of both the Club and the surrounding neighborhood.

***Ensuring we have a safe and healthy community.*** This project will strive to increase the total amount of tennis played. Tennis is a rigorous activity which promotes a very healthy lifestyle. Moreover, RFTC will use additional staff and security cameras to ensure the safety of the community.

***Strengthening our property values and enhancing our quality of life.*** This project will only enhance the value of the tennis club and the surrounding community. Per National Recreation and Parks Association, property value by tennis and golf clubs are 15-30% higher. Moreover, adding lights to the RFTC tennis courts will decompress court usage at the already overcrowded Keystone Park tennis courts, which are the only courts in town that have lights.

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

***Protect and enhance the historic and architectural heritage and significance of the Village’s built environment.*** The RFTC remains steadfast in its commitment to protect and enhance the history and significance of our site. We are not altering the exterior of our building in this project.

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

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

## **5.0 EXISTING CONTIGUOUS LAND USE PLAN**

### **EXISTING CONTIGUOUS LAND USE:**

The existing contiguous land use surrounding the River Forest Tennis Club is depicted in Exhibit 5.1.

### **NATURAL TOPOGRAPHIC FEATURES:**

The River Forest Tennis Club has only a slight amount of grade change.

### **ZONING DISTRICTS:**

As shown on the Village's Zoning Map (Exhibit 5.1), the site is surrounded by R-2 Single-Family Residential and PRI Park, Recreational & Institutional.

### **PUBLIC THOROUGHFARES:**

The site is fronted by Oak Avenue on the north, Jackson Avenue on the east, Quick Avenue on the south and Lathrop Avenue on the west.

### **TRANSPORTATION:**

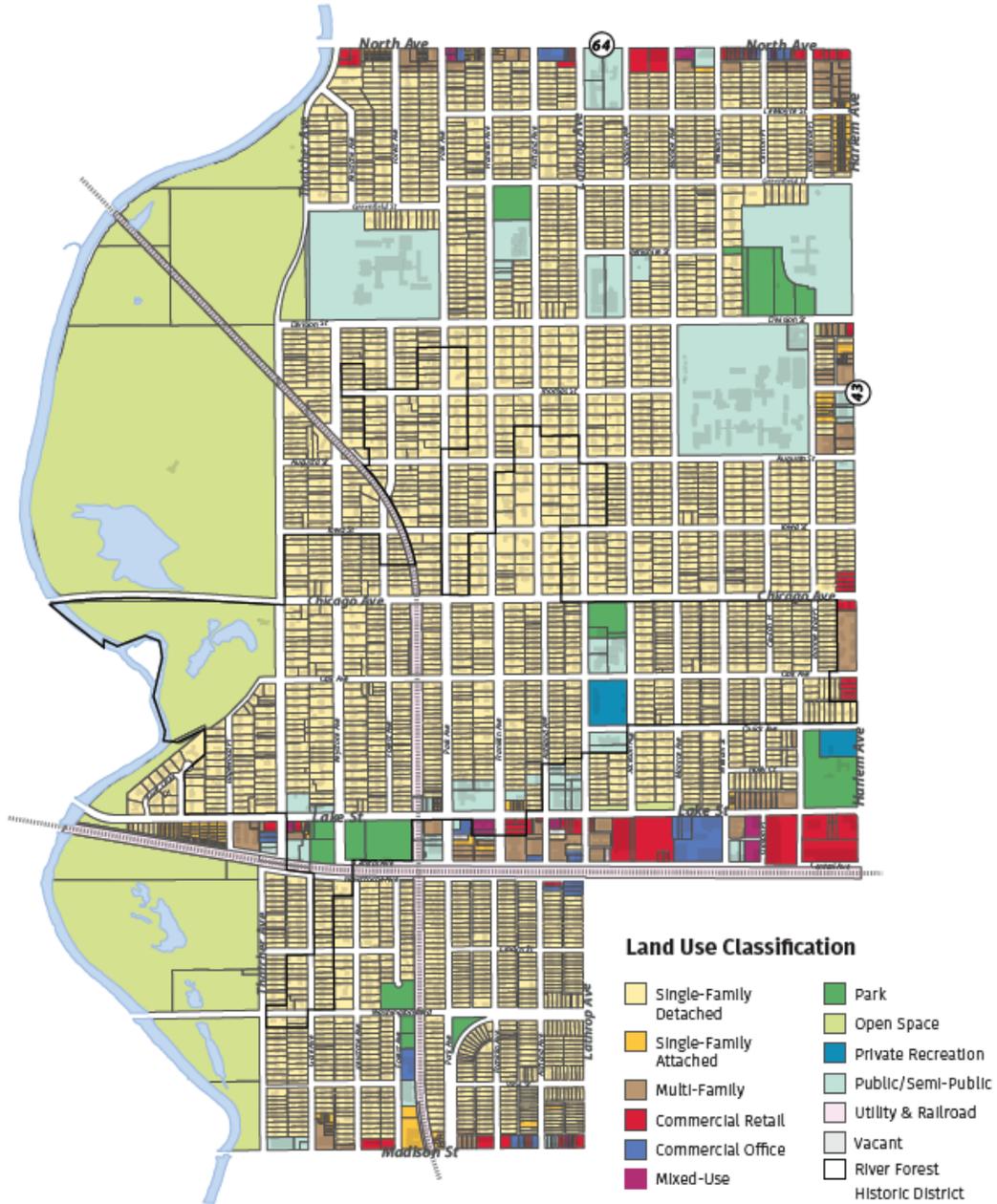
The site is bordered by Oak Avenue on the north, Jackson Avenue on the east, Quick Avenue on the south and Lathrop Avenue on the west. Pace bus routes serve the area, one block south, on Lake Street.

### **UTILITIES:**

Utilities are currently provided on site.

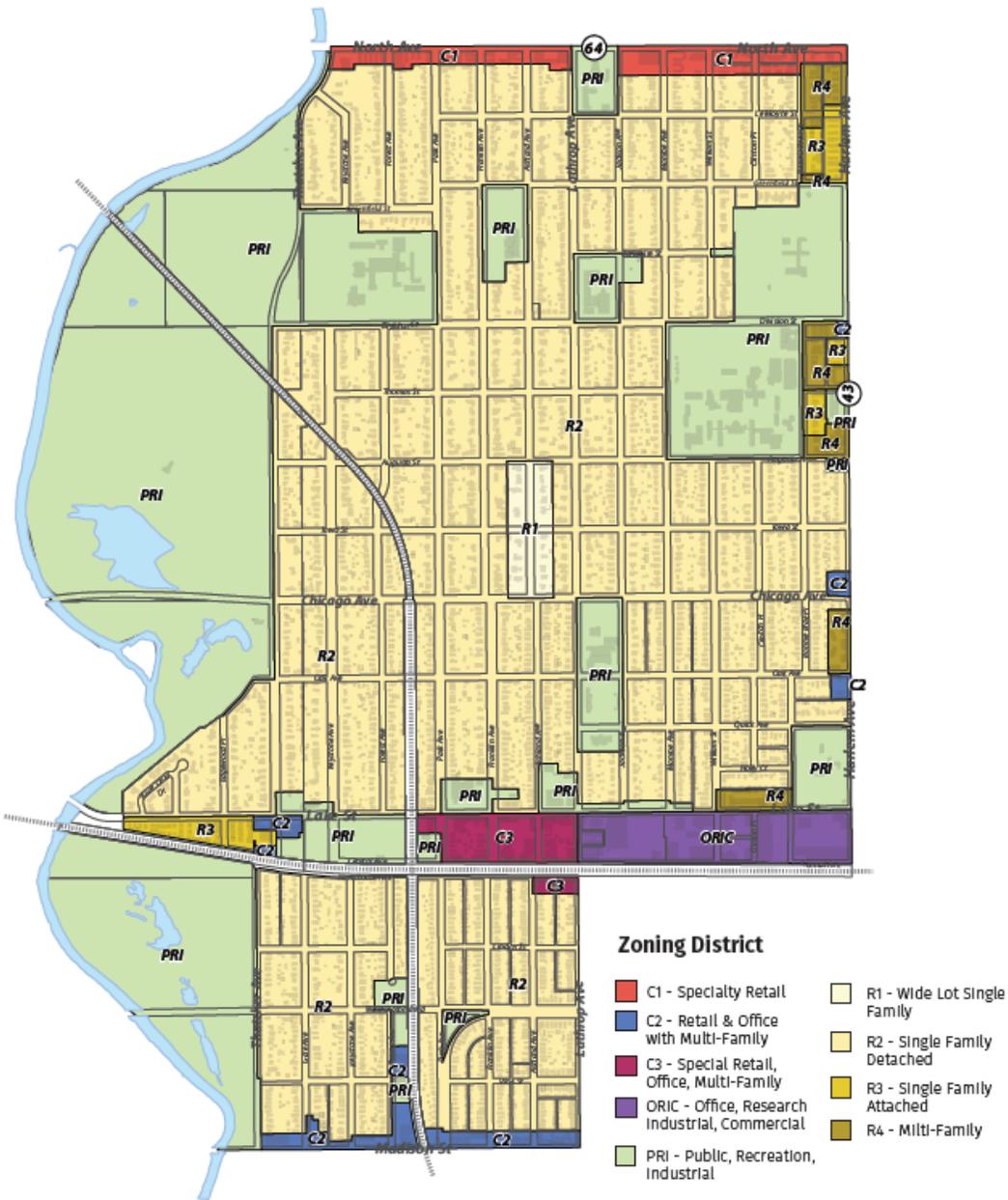
5.1 EXISTING CONTIGUOUS LAND USE

Existing Land Use



5.2 ZONING MAP

Current Zoning



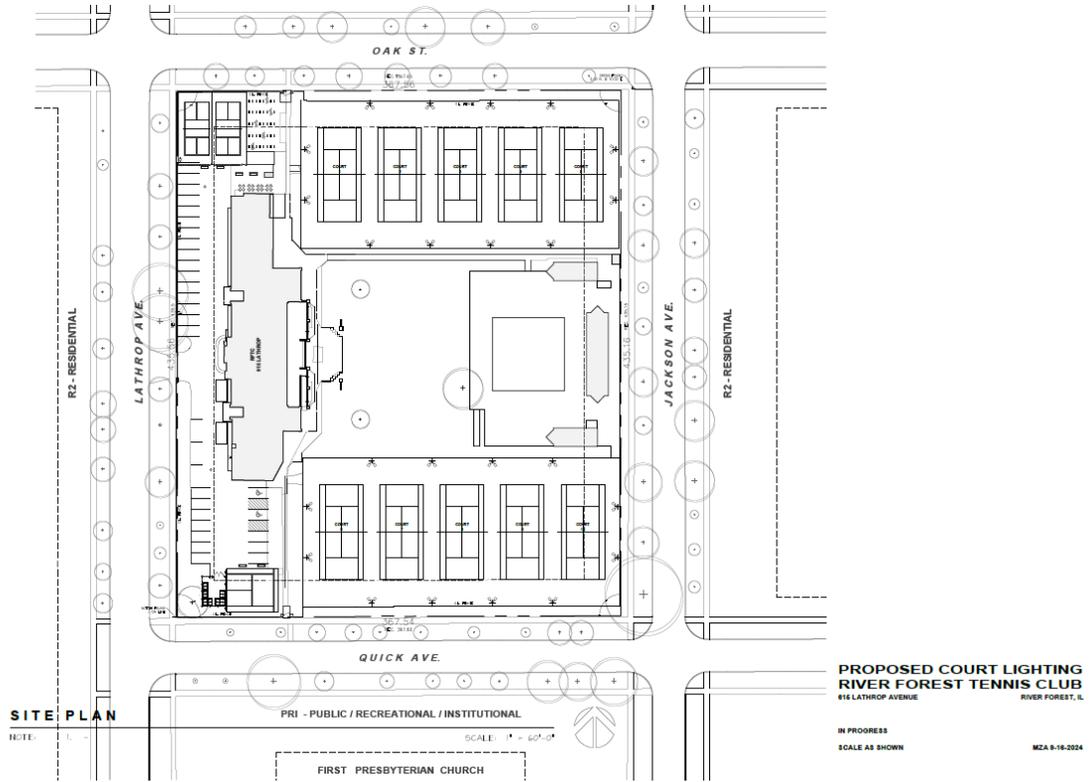
**6.0 PROPOSED DEVELOPMENT:**

See Site Plan (Exhibit 6.1) for proposed court lighting scheme.

- 10 Courts, 30 Foot Pole Height
  - 24 total poles (12 on each bank)
  - 48 total LED fixtures (2 on each pole)
  - Exterior Perimeter Only Poles

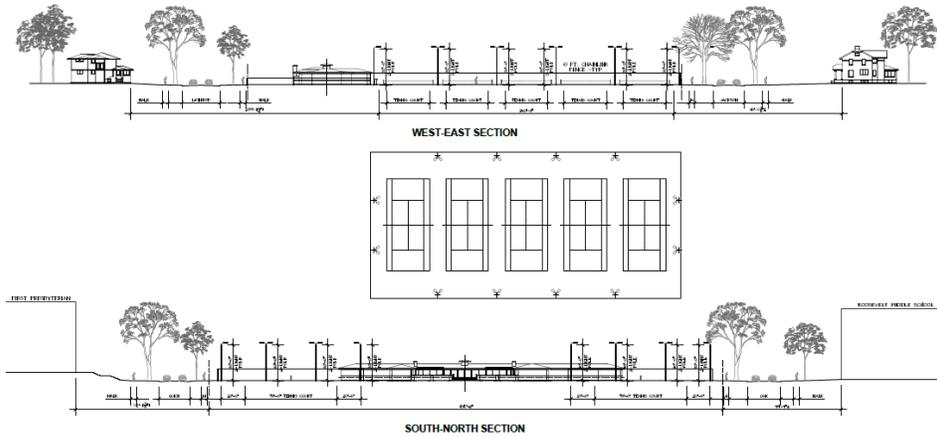
## 6.1 PROPOSED COURT LIGHTING

### Site Plan



### 6.1 PROPOSED COURT LIGHTING (continued)

#### Elevation: 12 of the 30' Poles with 2 Light Fixtures Each



**SECTIONS**

NOTE: 1. -

SCALE: 1" = 60'-0"

**PROPOSED COURT LIGHTING**  
**RIVER FOREST TENNIS CLUB**  
615 LATHROP AVENUE  
RIVER FOREST, IL

IN PROGRESS  
SCALE AS SHOWN

MZA 9-10-2024

## **7.0 SCHEMATIC DRAWINGS AND PRODUCT INFORMATION**

### **PLANS AND SECTIONS:**

See the Proposed Court Lighting Plan and Sections (Exhibit 6.1) for the proposed light pole locations

### **PHOTOMETRIC PLAN:**

See the Photometric Plan prepared by Shinetoo Lighting USA, LLC for the photometric analysis:

- Existing lighting sources (Exhibit 7.1)
- Proposed court lighting (Exhibit 7.2)

### **PRODUCT INFORMATION:**

See the G1-S3 LED Tennis Light product information (Exhibit 7.3).

### **ELECTRICITY LAYOUT PLAN:**

See the electricity plan (Exhibit 7.4).

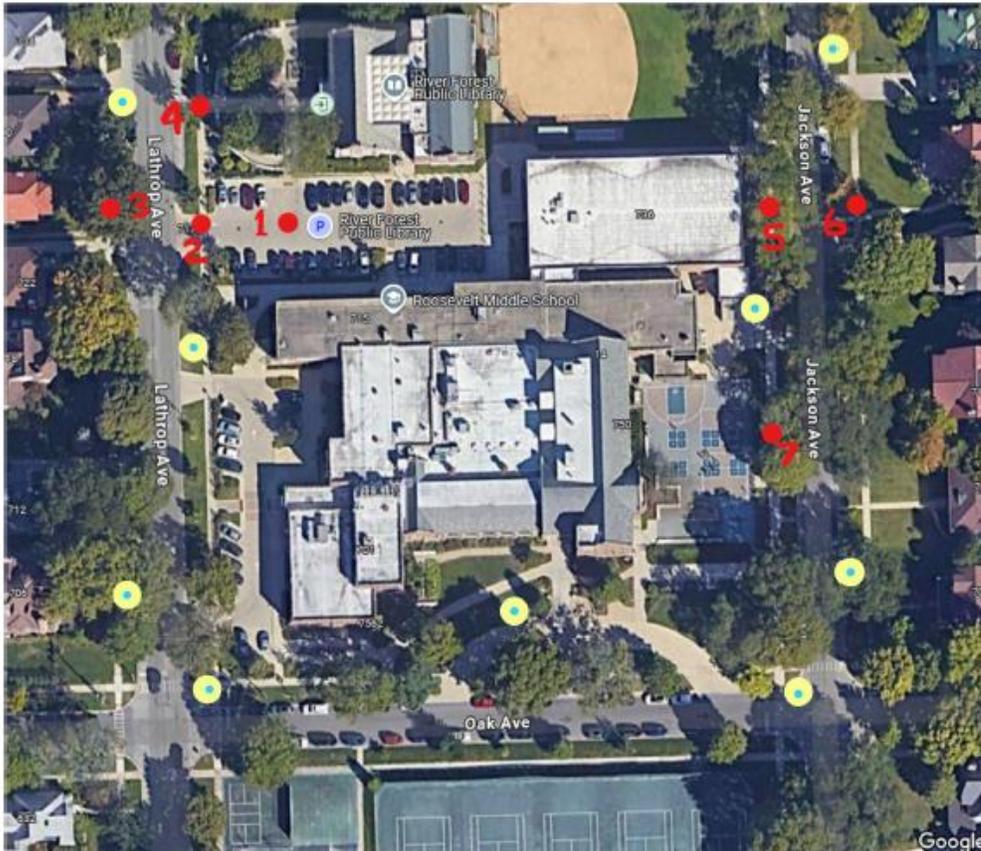
## **7.1 PHOTOMETRIC PLAN ANALYSIS OF EXISTING LIGHT SOURCES**

The following photometrics study shows how bright the current/exiting lights shine, both the light on the existing surrounding buildings, along with existing street lamps.

- The existing lights on Jackson Ave is 8.6 Footcandles
- The proposed tennis court lights on Jackson Ave will produce 0.078 Footcandles
  
- The existing light spillage on Jackson Ave is 110 times brighter today
- The proposed tennis court lights would produce 0.91% as much light as existing

7.1 PHOTOMETRIC PLAN ANALYSIS OF EXISTING LIGHT SOURCES (continued)

RIVER FOREST – EXISTING LIGHT CONDITIONS



Reading Locations (RED DOTS)	FC Level
1	4.7 FC
2	2.0 FC
3	0.4 FC
4	0.5 FC
5	75 FC
6	1.9 FC
7	9.2 FC

City Street Locations (YELLOW DOTS)	FC Level
All	8.6 FC

NOTE: Reading locations taken from sidewalk except #1 from middle of parking lot

7.1 PHOTOMETRIC PLAN ANALYSIS OF EXISTING LIGHT SOURCES (continued)



Reading Locations (RED DOTS)	FC Level
8	0.9 FC
9	1.0 FC

City Street Locations (YELLOW DOTS)	FC Level
All	8.6 FC

NOTE: Reading locations taken from sidewalk except #1 from middle of parking lot





### 7.3 PRODUCT INFORMATION

#### Light Type: G1-S3 LED Tennis Lights



**G1-S3 LED**  
High Mast Lights  
500W 600W 800W



- Anti-Glare
- Asymmetric Indirect Light Design
- Full Cut-off

# Spill Light Control

Spill light refers to the light falling outside the object to be illuminated, it is a kind of light pollution.

When using outdoor tennis court lighting, the court area needs to be bright enough, not pilling back off of the court. Shinetoo's tennis court lights have a spill-proof light control nction, which helps to illuminate the playing surfaces correctly.

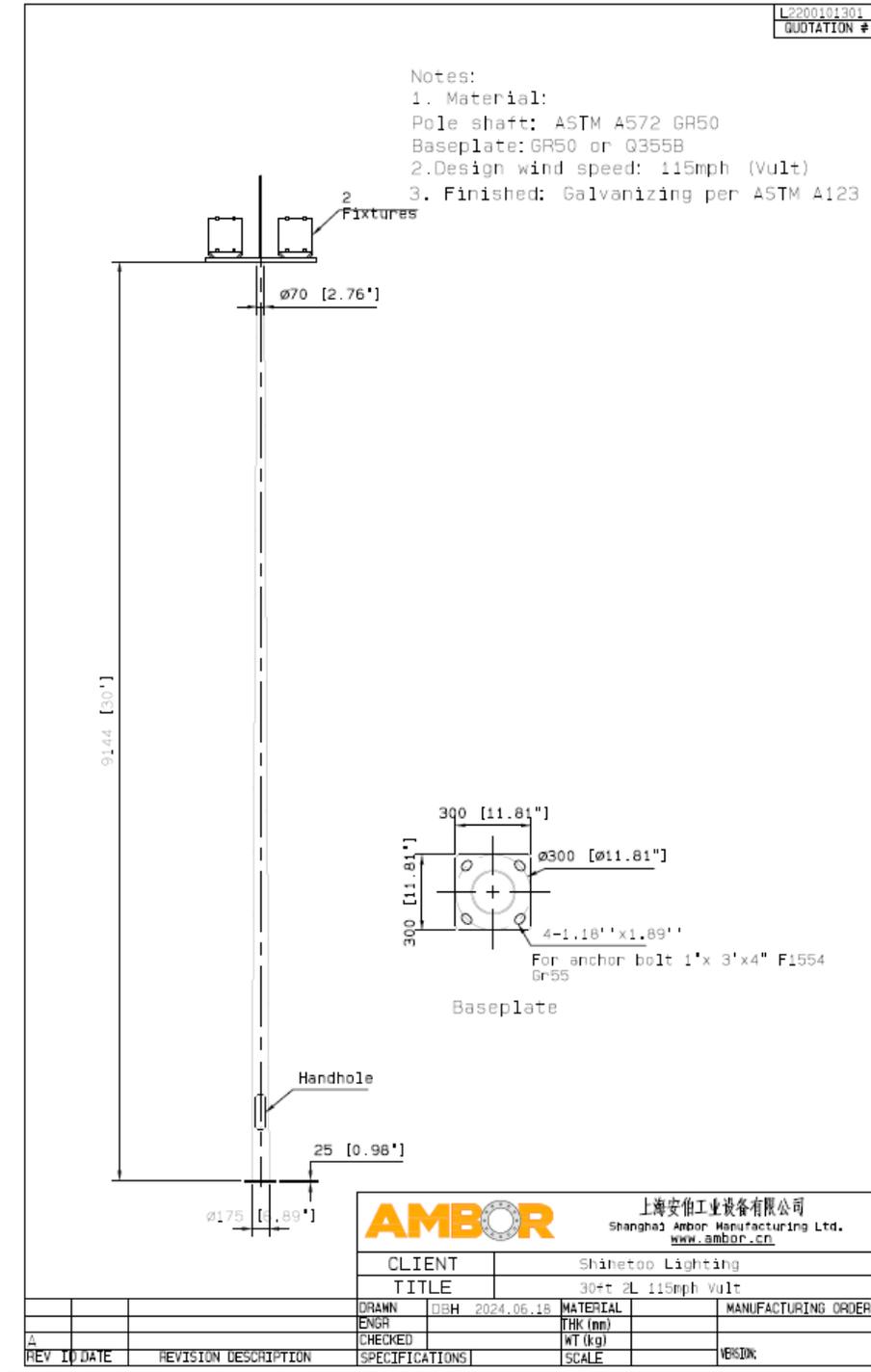


(note signage/instructions to members on how to use)

### 7.3 PRODUCT INFORMATION (continued)

#### Pole Detail

Pole width: 2.76" and the Pole base width: 6.89"



**7.4 ELECTRICITY LAYOUT PLAN**



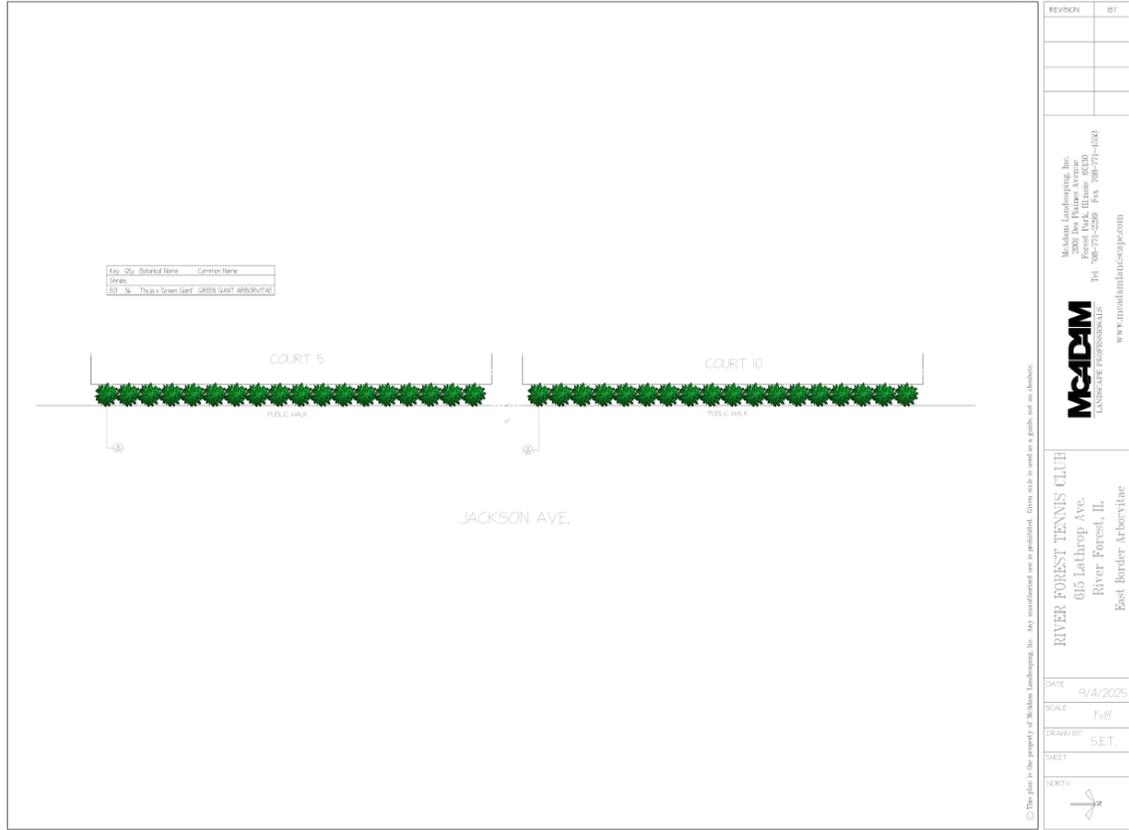
## **8.0 LANDSCAPING PLAN, LOCATION, SIZE, AND CHARACTER**

Landscaping of the site will remain mostly unchanged with implementation of the court lighting. Existing vegetation, trees and shrubs, surrounding the River Forest Tennis Club will inhibit the amount of light being released towards neighboring residential areas.

Based on neighbor feedback, we will be planting 36 arborvitae trees along Jackson Avenue. Initial tree height will be 5-6 feet with the expectation of 1-2 feet of growth each year.

Please see below diagrams.

# Application for River Forest Tennis Club – Court Lighting



## **9.0 COVENANTS, EASEMENTS, AND RESTRICTIONS**

There are no proposed covenants or restrictions related to the project, but the light utilization of the lights ranges from the months of April 1<sup>st</sup> to October 31<sup>st</sup> from 6am to 9:30pm.

## **10.0 DEVELOPMENT SCHEDULE**

The River Forest tennis Club anticipates the following general schedule for completion of the project:

- The installation is anticipated to take approximately 3 weeks to install.
- The installation will be in one phase.
- The installation is anticipated to begin after the regular tennis season concludes (e.g. November 2025)

**B11 APPLICANT'S STATEMENT**

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

*Dan Baker*

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Dan Baker, President

*Sandi Graves*

---

Sandi Graves, Past President

## **12.0 TRAFFIC STUDY**

The traffic study has been completed by:

Engineering Firm  
Kenig, Lindgren, O'Hara, Aboona, Inc.  
Michael A. Werthmann, PE, PTOE  
9575 West Higgins Road, Suite 400  
Rosemont, IL. 60018  
(847) 518-9990 office



MEMORANDUM TO: Elias N. Yanaki  
River Forest Tennis Club

FROM: Michael A. Werthmann, PE, PTOE  
Principal

DATE: July 10, 2025

SUBJECT: Traffic Statement  
River Forest Tennis Club  
Proposed Tennis Court Lights

This memorandum summarizes the results of a traffic impact statement conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) in regard to the proposed installation of tennis court lights at the River Forest Tennis Club (RFTC) located in River Forest, Illinois. The RFTC is bounded by Oak Avenue on the north, Jackson Avenue on the east, Quick Avenue on the south, and Lathrop Avenue on the west and contains ten tennis courts, a swimming pool, and a small club house. **Figure 1** shows an aerial view of the site. Currently, the RFTC is open from 5:30 A.M. to 10:45 P.M. Access to the 30-space parking lot is provided via a single access drive located on the east side of Lathrop Avenue approximately halfway between Oak Avenue and Quick Avenue. In addition to the parking lot, members of the RFTC also park on the area roadways.

The RFTC is proposing to install lights on all ten tennis courts. As proposed, the lights will only be used until 10:00 P.M. and only between April and October. Further, the lights are generally required in the spring and fall given the available daylight in the summer. No other operational modifications are proposed at the RFTC with the installation of the proposed tennis court lights.

### Existing Traffic Conditions

The following summarizes the four roadways bordering the RFTC:

- Lathrop Avenue is classified as a collector road and Oak Avenue, Jackson Avenue, and Quick Avenue are classified as local roads.
- All four roadways have one lane in each direction with sharrows/shared pavement markings provided along Lathrop Avenue. Jackson Avenue is restricted to one-way southbound traffic flow from Chicago Avenue to Quick Avenue between 7:30 A.M. and 4:00 P.M. on school days, Oak Avenue is restricted to one-way eastbound traffic flow from Lathrop Avenue to Jackson Avenue between 8:00 A.M. and 4:00 P.M. on school days, and Quick Avenue is restricted to one-way westbound traffic on Sundays.
- The intersections of Oak Avenue/Lathrop Avenue and Oak Street/Jackson Avenue are under all-way stop sign control and Quick Avenue is under stop sign control at its intersections with Lathrop Avenue and Jackson Avenue.



Aerial View of Site

Figure 1

- Along the RFTC frontage, parking is generally provided on both sides of Oak Street and Jackson Street and along the south side of Quick Avenue and the west side of Lathrop Avenue. However, some of the on-street parking has various time restrictions.

### Trip Generation Estimates

As proposed, the tennis court lights will only be used until 10:00 P.M. and will not extend the current hours of the RFTC, which are between 5:30 A.M. and 10:45 A.M. Further, the lights will only be used between April and October, weather permitting, and will not extend the season of the RFTC. However, the RFTC does anticipate more use of the tennis courts between 8:00 P.M. to 10:00 P.M. as they expect a shift in the time that adults play from the 5:00 P.M. to 7:00 P.M. time-period to the 8:00 P.M. to 10:00 P.M. time-period.

Assuming doubles play on all ten tennis courts, and that some players arrive early for their matches or remain at the RFTC after their matches, the club typically has a maximum of 45 to 50 members at the RFTC. Given the number of members that walk or ride their bikes to and from the RFTC, an auto occupancy of 2.0 people per vehicle was assumed for this evaluation. As such, it is estimated that the tennis courts generate a maximum of approximately 25 inbound trips and 25 outbound trips per hour. As such the installation of the tennis court lights will generate a maximum of 25 additional two-way trips between 7:30 P.M. and 10:30 P.M. However, the volume of additional traffic generated by the installation of the tennis court lights and the impact of the traffic will likely be lower given the following:

- The estimate above assumes a worst-case scenario that doubles play is occurring on all ten tennis courts and that all ten courts are in use.
- The tennis court lights will mainly be used in the spring and fall given the available daylight in the summer. As such, any additional traffic generated by the installation of the tennis court lights will only occur for a few months in the late spring/early summer and a few months in the late summer/early fall.
- A portion of the additional traffic generated by the installation of the lights is currently generated by the RFTC as the tennis courts are currently used past 8:00 P.M.

### Evaluation of the Existing Roadway System

Given the following, the existing roadway system has sufficient reserve capacity to accommodate the additional traffic to be generated by the installation of the tennis court lights:

- As discussed above, the installation of the tennis court lights will generate a limited volume of additional traffic which will only occur for a maximum of four to six months per year.
- The additional traffic is anticipated to occur between 7:30 P.M. and 10:30 P.M. when traffic is much lower on the roadway system and more roadway capacity is available compared to the weekday morning and evening commuter peak periods.

The roadways serving the area generally carry a lower volume of traffic as they are either local or collector roads.

### **13.0 ECONOMIC ANALYSIS**

The financial capability of the applicant to complete the proposed development is shown based on the following Bank Statements (Exhibit 13.1)

**13.1 BANK STATEMENTS**

**Checking Account**



JPMorgan Chase Bank, N.A.  
P O Box 182051  
Columbus, OH 43218 - 2051

May 01, 2025 through May 30, 2025

Account Number: **000000865156530**

**CUSTOMER SERVICE INFORMATION**

Web site: **www.Chase.com**  
Service Center: **1-877-425-8100**  
Para Espanol: **1-888-622-4273**  
International Calls: **1-713-262-1679**  
We accept operator relay calls

00023585 DRE 111 212 15525 NNNNNNNNNN 1 000000000 D9 0000

THE RIVER FOREST TENNIS CLUB  
615 LATHROP AVE  
RIVER FOREST IL 60305



**CHECKING SUMMARY**

Chase Platinum Business Checking

	INSTANCES	AMOUNT
<b>Beginning Balance</b>		<b>\$747,174.15</b>
Deposits and Additions	95	164,392.74
Electronic Withdrawals	2	-100,061.04
<b>Ending Balance</b>	<b>97</b>	<b>\$811,505.85</b>

Your Chase Platinum Business Checking account provides:

- No transaction fees for unlimited electronic deposits (including ACH, ATM, wire, Chase Quick Deposit)
- 500 debits and non-electronic deposits (those made via check or cash in branches) per statement cycle
- \$25,000 in cash deposits per statement cycle
- Unlimited return deposited items with no fee

There are additional fee waivers and benefits associated with your account – please refer to your Deposit Account Agreement for more information.

**13.1 BANK STATEMENTS (continued)**

**Savings Account**

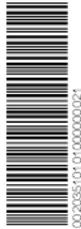
**CHASE**   
 JPMorgan Chase Bank, N.A.  
 P O Box 182051  
 Columbus, OH 43218 - 2051

May 01, 2025 through May 30, 2025  
 Account Number: **000003951563031**

**CUSTOMER SERVICE INFORMATION**

Web site: [www.Chase.com](http://www.Chase.com)  
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 We accept operator relay calls

00020351 DRE 111 212 15525 NNNNNNNNNN 1 000000000 D2 0000  
 THE RIVER FOREST TENNIS CLUB  
 615 LATHROP AVE  
 RIVER FOREST IL 60305



<b>SAVINGS SUMMARY</b>		Chase Business Premier Savings	
	INSTANCES	AMOUNT	
<b>Beginning Balance</b>		<b>\$203,266.93</b>	
Deposits and Additions	1	3.29	
<b>Ending Balance</b>	<b>1</b>	<b>\$203,270.22</b>	
Annual Percentage Yield Eamed This Period		0.02%	
Interest Paid This Period		\$3.29	
Interest Paid Year-to-Date		\$11.59	

Your monthly service fee was waived because you maintained an average savings balance of \$25,000 or more during the statement period.

<b>TRANSACTION DETAIL</b>			
DATE	DESCRIPTION	AMOUNT	BALANCE
	<b>Beginning Balance</b>		<b>\$203,266.93</b>
05/30	Interest Payment	<b>3.29</b>	<b>203,270.22</b>
	<b>Ending Balance</b>		<b>\$203,270.22</b>

30 deposited items are provided with your account each month. There is a \$0.40 fee for each additional deposited item.

**13.2 EVIDENCE OF PROJECT'S ECONOMIC VIABILITY**

This requirement has been waived by the Village's Development Review Board.

**13.3 ANALYSIS SUMMARIZING ECONOMIC IMPACT OF PROPOSED DEVELOPMENT UPON VILLAGE**

This requirement has been waived by the Village's Development Review Board.

**14.0 ENVIRONMENTAL IMPACT STUDY**

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

## **15.0 VILLAGE SERVICE ANALYSIS**

There is no additional demand on Village Services under the scope of this proposal. As activities will not change at the River Forest Tennis Club due to the installation of lights, the level of Village Services remains the same.

**16.0 UTILITY PLAN IMPROVEMENTS**

No changes will be made to the Utility Plan.

**17.0 DRAINAGE PLAN DEVELOPMENT**

No changes will be made to the Drainage Plan.

**18.0 SITE DEVELOPMENT ALLOWANCES**

No allowances are requested.

## **19.0 NEIGHBORHOOD MEETING COMMENTS**

- Date & Time: Wednesday, March 12, 2025 at 7:00 p.m.
- Location: Room 200 in Christopher Center at Concordia University
- Invitees: RF residents within a 1,000 ft radius (expanded from 500 ft)
- Attendance: ~50 residents (~50% non-RFTC)

## 19.1 PUBLIC NOTICE MAILING



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

The purpose of this letter is to notify you that The River Forest Tennis Club intends to file an application with the Village of River Forest for a Planned Development permit for the purpose of installing lights to illuminate the tennis courts at The River Forest Tennis Club, which is located at 615 Lathrop Avenue, River Forest, IL. You are receiving this notice because our records indicate that you own property within 1,000 feet of the proposed development site. You are hereby invited to attend a meeting with the applicant to discuss the project and its impact on area residents.

The meeting will be held:

Date & Time: Wednesday, March 12, 2025 at 7:00 p.m.

Location: Room 200 in Christopher Center at Concordia University, 7400 Augusta St, River Forest, IL 60305

Residents are encouraged to learn more about the project and the planned development approval process by visiting the Village's website at [www.vrf.us/DevelopmentGuide](http://www.vrf.us/DevelopmentGuide) and project specific page at [www.vrf.us/RFTennisClub](http://www.vrf.us/RFTennisClub).

All interested parties are invited to attend this public meeting and will be given an opportunity to be heard. If you are unable to attend this meeting but wish to submit questions or comments, please contact The River Forest Tennis Club via email at [RFTC60305@gmail.com](mailto:RFTC60305@gmail.com). You may also contact Matt Walsh, Village Administrator at the Village of River Forest, at (708) 714-3563 or via email at [mwalsh@vrf.us](mailto:mwalsh@vrf.us).

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

Sincerely,

*Elias Yanaki*

Elias Yanaki  
River Forest Tennis Club

## 19.2 SUMMARY OF NEIGHBOR COMMENTS

### Questions/Summary of “Lights” Village Meeting Wednesday, March 12<sup>th</sup>

- Was the recording going to be made available to the public.
- Was the presentation going to be made available to the public.
- Light spillage study completed by vendor, why not have a 2<sup>nd</sup> opinion.
- Point measurements not taken from RFTC property line
- Any study about the temperature of the lights
- Does light spillage block the night sky.
- Objection to sitting on porch, looking at multiple lights now blocking sunset.
- Is RFTC going to host tournaments.
- Questions comparing RFTC to other public entities. Are our taxes less.
- Want lower poles.
- Are presentation suggestions coming from members or neighbors.
- Why hasn't RFTC changed pool lights.
- Will there will be more noise if courts lit from 6AM-9PM.
- Not happy with the aesthetics of adding 18 lights around courts.
- Bought house knowing there were no lights on courts/surrounding RFTC property.
- Want better rendering of spillage report.
- How many poles needs to light a single court.
- How much space required for lights, what options are there for placement on courts.
- Pickleball courts sound like a ping pong table... afraid we are going to light these courts as well.
- Why can't members use other courts for night play.
- Progress OK for public use, not needed for private club.
- Comparing lights to OPCC which are very bright.
- A vote was taken at meeting to determine the percentage of members versus neighbors in attendance... more neighbors attending than members.
- Looking for a guarantee that spillage will be what was presented in the presentation.
- Questioning the application process, concerned about the number of RFTC members on the DRC board.
- Concerned about trimming trees along Jackson in order to make room for the lights.
- Would like to see sample of a lit light.
- Neighbors would like to see evergreens installed long Jackson in order to block view of courts.
- Is it possible to make Oak Ave a one-way street at night.

- Jackson neighbors concerned about view from 2<sup>nd</sup> story, looking down at lights.
- Neighbor wondering how permit/application standards are judged.
- Where to view comparable lights/clay courts locally.
- Are “warmer” lights” an option... according to vendor, yes, but not used for sports.
- Didn’t like the proposed cut-off time of 10PM, want a 9/9:30PM time.
- Could vendor provide an option with zero foot candles and how would that work.
- Want a more detailed spillage report to include the trees/shrubs, wind screens and the light reflection on clay courts.
- Not all neighbors received letter/email notification of this meeting.
- Issues with light model numbers in presentation missing/not matching to vendor’s online web page, can’t do proper research (Jason).
- What is the proposed timeline for the village application.
- Will neighbors be notified of the next meeting.

### 19.3 EMAILS SENT IN FROM NEIGHBORS

**From:** Monika Block <monikatsblock@gmail.com>  
**Sent:** Monday, March 10, 2025 11:57 AM  
**To:** yanakielias@gmail.com  
**Subject:** Requesting Powerpoint Slides for RFTC Light Proposal

Hi Elias,

Can you please send the link of the powerpoint slides that have the proposal? I remember seeing that posted.

In addition, does the proposal include the lights being on longer than their current duration?

Also, will there be an opportunity for the public to speak?

Thanks,

Monika

-----  
Monika T. S. Block  
[monikatsblock@gmail.com](mailto:monikatsblock@gmail.com)  
708-790-0029

**From:** Kristen Lee <kristenlee1@gmail.com>  
**Sent:** Tuesday, March 4, 2025 5:31 PM  
**To:** RFTC60305@gmail.com  
**Cc:** Kevin Lee  
**Subject:** RFTC Lighting questions

Hi! I am a neighbor of the tennis club and plan on attending the meeting next week. I have read the proposal that was on the village website and I will be asking about how the RFTC plan compares to sites in Oak Park, such as Taylor Park. I see in the proposal you included Keystone as a comparable, but Keystone doesn't have homes right next to it. Taylor Park seems pretty comparable to RFTC so I'd like to know how this plan compares to what they do there - the hours they can turn on, the light spillage, the height of the poles, etc. I thought you might need time to pull information to answer this so I thought I'd let you know now that I will have questions about that!

Thanks!  
Kristen Lee

## Application for River Forest Tennis Club – Court Lighting

**From:** Paul Waters <heyyou33@gmail.com>  
**Sent:** Wednesday, March 12, 2025 3:08 PM  
**To:** mwalsh@vrf.us; rftc60305@gmail.com  
**Cc:** Nancy Bugajski  
**Subject:** Feedback on RF Tennis Club Lights

Unfortunately my family is on vacation this week, and we will not be able to attend the community meeting on the proposed lights for the RF Tennis club. I am sharing my comments via the email addresses provided for offline feedback. I will also share the comments when the proposal comes up for vote at the village board meeting.

Before I get started, let me give you a bit of background on the Waters family. We recently moved to River Forest and own a home at 632 Lathrop Ave. I have two amazing boys aged 6 and 9 and a lovely wife. We have only been part of the community since August and are still finding our way but have been enjoying cub scouts, basketball and soon baseball. My boys are excited to start attending school at Lincoln next year, and my wife and I are looking forward to our first spring and summer in River Forest. Unfortunately, I am not writing this email to share my family story, but to provide feedback on the RF Tennis Club's proposal for lights and extended hours. I generally dislike confrontation and try to live an easy going life which is why it pains me to write this email and create a wedge within my new community. Before I get into the reasons, I want to be clear that we do NOT support the proposal.

### **LIGHTS:**

The proposal claims that the lights will not interfere with our quality of life. However, it does not address the general light pollution produced via having elevated lights several yards away from our house. The proposal makes claims around the tree's ability to shield the lights from residents. However, the lights are permanent while trees come and go. We have already lost three trees since we moved to RF and the Ash trees surrounding the tennis club have a limited life span.

The proposal also fails to show other examples where similar lights have been installed in a residential location, so it is impossible to fact check any claims made by the tennis club on how the light's affect quality of life for local residents. In addition to the light study, I would like to see comparable installations in residential areas.

### **EXTENDED HOURS:**

My young children currently go to bed between 8:30pm and 9:00pm. Extending the hours of play until 10:00pm is not the family friendly environment I was led to believe we would find in RF. Having grown adults playing outside with no sound barriers between them and my children's bedroom drastically degrades my family's quality of life.

### **PARKING:**

The proposal provided by the tennis club makes claims that there will not be an increase in traffic due to the extended hours. However, it does NOT provide a traffic study or any supporting evidence to back the claim. Club events that happen after hours generally fill the entire oak and lathrop street parking with cars. Claiming that members would ride their bikes in the dark in RF vs. drive a vehicle needs to be supported by facts and a formal study. In addition, as the proposal states, the club is made up of

1

members from outside of the community who would find it impossible to bike or walk. The combination of members outside of the community and the general annoyance of riding bikes at night in RF on poorly lighted streets ( except for Lathrop which if the proposal goes through will have plenty of lights ) should require the village to force the tennis club to implement a formal traffic study.

### **HOME VALUE:**

The proposal says that home value will not be impacted. However, it does not provide any facts or data from the impact on home values from other tennis courts open until 10:00pm that are in residential areas, but are off limits to the local residents. From my personal experience, I specifically asked about club hours prior to purchasing my house across the street from the tennis court. If I knew the courts were active until 10:00pm and had large lights shining outside of my windows, I personally would have never purchased my home. The village should put the proposal on hold until it can be shown that home values will not be impacted. Just adding a line to a PPT is not proof of anything and as a recent buyer, I would have expected a deep discount due to the inconvenience and quality of life issues the proposal presents. Personally, I would not have purchased this home knowing that the club would be active until 10:00pm.

Sorry if all of this sounds harsh, but I personally feel betrayed by the community that this proposal has been put forward and that my family must suffer to improve the quality of life of people who are not impacted by this decision.

Thank you for reading this and sorry for all of the typos. I am a software engineer by trade, so while english is my first language, writing is not my primary skill :)

paul

## 19.4 LETTERS OF “NO CONCERN” FROM ROOSEVELT MIDDLE SCHOOL AND FIRST PRESBYTERIAN CHURCH

### D90 – Roosevelt Middle School

**From:** Ed Condon <condone@district90.org>  
**Sent:** Tuesday, July 8, 2025 2:36 PM  
**To:** Elias N. Yanaki  
**Cc:** Tina Steketee; Anthony Cozzi; Ed Condon  
**Subject:** Proposed Lighting Project

Hi Elias,

Thank you for taking the time to reach back out to me. I had the chance to speak with Principal Steketee to understand any potential implications of the project on our school operations, and have copied her on this response. I have also copied the District 90 Chief Operations Officer, Anthony Cozzi.

District 90 does not believe that your proposed project introduces any negative operational implications for Roosevelt Middle School. As an institutional neighbor to the River Forest Tennis Club on Oak Avenue, the District has no areas of concern or opposition to register regarding the proposed lighting project.

Please feel free to contact me if you have further questions.

Best regards,

Ed Condon

Ed Condon, PhD  
Superintendent

River Forest District 90 Public Schools

(708) 771-8282

[condone@district90.org](mailto:condone@district90.org)

**19.4 LETTERS OF “NO CONCERN” FROM ROOSEVELT MIDDLE SCHOOL AND FIRST PRESBYTERIAN CHURCH (continued)**

**First Presbyterian Church**



FIRST PRESBYTERIAN CHURCH  
OF RIVER FOREST

July 16, 2025

To the Village of River Forest and Our Neighbors at the River Forest Tennis Club:

We are grateful to have been consulted regarding the proposed lighting project at RFTC, which would provide additional lighting on the courts and facilities after dark.

First Presbyterian Church does not envision any negative operational impacts from the proposed lighting project. We have no concerns or opposition to register regarding the project.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Donna Marsh".

Rev. Donna Marsh, Sr. Pastor

## 19.5 SUPPORT STATEMENT FROM RFTC MEMBERS

On April 7, 2024, the River Forest Tennis Club asked its members if they were interested in the possibility of adding lights to our tennis courts. The members voted overwhelming in favor of adding the lights.

- **~80%**: Of the ~400 active families, 316 families responded
- **~90%**: Of the 316 families that responded, 283 voted in favor of the lights

As mentioned in our presentation, RFTC represents nearly 400 families across at least 4 towns (River Forest, Oak Park, Elmwood Park, and Forest Park)

- 85% live in River Forest
- 5% live in Oak Park
- 5% live in the surrounding suburbs
- 5% live outside the state

*Every entry was unique (There were no duplicate entries), however, a small, statically insignificant, number of votes came from two members of the same family (e.g. husband and wife each voted)*

## 20.0 LEGAL OPINION LETTER



350 North Clark Street  
Second Floor  
Chicago, Illinois 60654  
312-528-5200  
www.elrodfriedman.com

Peter M. Friedman  
312.528.5192  
Peter.Friedman@elrodfriedman.com

Caitlyn R. Culbertson  
312.528.5206  
Caitlyn.Culbertson@elrodfriedman.com

September 22, 2025

Development Review Board  
Village of River Forest  
400 Park Avenue  
River Forest, Illinois 60305

**Re: Request for Amendment to Planned Development  
River Forest Tennis Club  
615 Lathrop Avenue, River Forest, Illinois**

Dear Members of the Development Review Board;

On behalf of our client, the River Forest Tennis Club ("*Club*"), the owner of the property located at 615 Lathrop Avenue, River Forest, Illinois ("*Property*"), we respectfully submit this request for an amendment to the existing Planned Development approval for the Property to allow the installation of lighting on the Club's existing tennis courts. In support of the Club's request, we are providing this letter and the attached application package ("*Application Package*") describing the proposal for consideration by the Development Review Board.

As you know, the Club currently operates a tennis club and related facilities on the Property ("*Facility*"). The Facility includes 10 tennis courts as well as a pro shop, café, locker rooms, pool and related structures and a surface parking and landscaping. The Property is governed by an existing Planned Development ordinance. The Club is requesting an amendment to the existing Planned Development to allow the installation of lighting on the tennis courts (collectively, "*Proposed Improvements*"). The Proposed Improvements will consist of 24 light poles with 48 total LED fixtures (two on each pole). The Proposed Improvements will be installed in one phase and installation will take approximately three weeks.

Importantly, the Club is not requesting any changes to the existing use or any existing structures on the Property. The lighting will be installed along the existing tennis courts so there will be no change to the footprint of the Facility or the Property. Further, no change to the existing operations of the Facility are proposed and the Facility will maintain its existing approximately seven-month season and only remain open for tennis activities between April 1<sup>st</sup> and October 31<sup>st</sup> (depending on weather conditions). The new lighting will only be used until 10:00 p.m. The pool on the Property is already open to 9:00 p.m. daily. There will be no significant change to the hours of operation.

The goal of the Proposed Improvements is to maximize the time that members, their children and families can utilize the Facility. The Club is a family club that stresses the importance of the family as the key element of our community and society. The Facility is open to anyone interested in joining and every member must volunteer their time to the Facility's operations. The Club

represents nearly 400 families and hosts swim lessons and tennis lessons for members and non-members alike. Although members are able to enjoy the Facility during the day, without lights, the hours of operation are extremely limited, meaning that working members are limited in their ability to utilize the Facility for themselves or with their families in the morning or evenings. Currently, if members want to play tennis in the evening, they often utilize the tennis courts at Keystone Park where lights have already been installed. The Club is requesting this amendment to upgrade the Facility and ensure that its members can enjoy the Facility for limited evening hours in the same manner that residents can use the lit courts in the parks, schools and other facilities, including at Keystone Park and Concordia.

The Club has worked very hard to ensure that the installation of the Proposed Improvements will have no material negative impact on the surrounding properties. The Club has met with the Village, residents and collaborated with adjacent property owners to minimize, if not eliminate, any potential negative impacts of the Proposed Improvements. The Club made significant adjustments to the Proposed Improvements based on neighbor and Village recommendations following a community meeting. Notably, the Club revised the plans to eliminate light spillage on Lathrop Avenue and eliminate any material light spillage on Jackson Avenue. The Club conducted additional photometric studies and committed to planting new evergreen trees on its property line along Jackson Avenue and replacing or upgrading the windscreens on the Property. Importantly, following these neighborhood meetings, the Club received letters of Support and of No Concern from District 90 and First Presbyterian Church, which both have buildings adjacent to the Property.

Additionally, the operational plans for the Facility will ensure that no neighboring properties are adversely impacted. The lights will remain off whenever a court is not in use and only be used on an individual-court basis and only when tennis is being played. Members will be assigned to center courts first to ensure that any lighting that is turned on is as far away as possible from the residential streets. Further, only members will be allowed to use the tennis courts in the evening hours. The lights will only be able to be activated by using a PIN that will be changed monthly. A staff member will remain on site while the Facility is open to lock the building and gates each night. Additional security cameras will also be installed along the tennis courts to monitor the Facility to ensure that lights are not being activated after hours.

The Club is committed to being a partner in the community and undertook extensive due diligence before submitting this request and the Application Package to the Village. The Club received proposals from 10 vendors to find the product that would have the least impact on the community, minimize light pollution, comply with the United States Tennis Association and Illuminating Engineering Society's standards for lighting, and adhere to Dark Sky compliance and design. The Club also completed a traffic study for the Property with the Proposed Improvements which confirmed that there will be no material impact on vehicular traffic at and around the Property. A complete copy of the traffic study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. is included with the application. Finally, and most importantly, the Club completed a detailed photometrics study that found that the Proposed Improvements will have minimal, if any, impact on the adjacent properties. Further, the study confirmed that the Proposed Improvements would cause significantly less light spillage than the existing nearby school, church and library buildings.

The Proposed Improvements represent a modest but critically important request to allow the Club to light its tennis courts until 10:00 p.m. during the months of April through October. Lighting at tennis courts is a standard practice which is exemplified by the fact that many outdoor tennis courts in the Village already have lights, including nearby Keystone Park.

The Development Review Board is authorized to recommend approval to the Village Board of an amendment to an existing Planned Development when the standards of review are met, as set forth in Section 10-19-3 of the River Forest Zoning Ordinance. The Proposed Improvements satisfy all of the standards of review set forth in that subsection.

**1. The proposed use or combination of uses is consistent with the goals and policies of the comprehensive plan.**

As set forth above, no change in the use of the Property is proposed. The Property will continue to operate as a private tennis club and pool.

**2. The establishment, maintenance, or operation of the use or combination of uses will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the residents of the Village.**

The establishment, maintenance, and operation of the Property and the Proposed Improvements will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the residents of the Village. Again, there is no change to the use of the Property. The addition of the Proposed Improvements will not endanger or effect the public health or safety of residents in any way.

**3. The proposed use or combination of uses will not diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses which are permitted by this title.**

The use of the Property does not diminish the use or enjoyment of other property in the vicinity. The Proposed Improvements are designed to cause minimal light spillage to the surrounding properties. The LED lighting will be anti-glare and designed with an asymmetric indirect light design with full cut off. Light spillage will be at 0.0 on Lathrop Avenue and 0.078 on Jackson Avenue, and this calculation does not even account for the existing and proposed additional foliage and windscreens which will reduce light spillage further. The Proposed Improvements have been intentionally and meticulously designed to ensure that there are no material impacts on surrounding properties.

**4. The establishment of the proposed use or combination of uses will not impede the normal and orderly development and improvement of surrounding properties for uses or combination of uses otherwise permitted in the zoning district.**

The use of the Property will not change and there will be no impact on the normal and orderly development and improvement of surrounding properties.

**5. The proposed use or combination of uses will not diminish property values in the vicinity.**

The use of the Property and the installation of the Proposed Improvements will not diminish property values in the vicinity. As stated above, the light spillage that already exists from the street lights and nearby buildings is much greater than any that will be caused by the Proposed Improvements. Further, lights have recently been installed at both Keystone Park and Concordia. Neither project was expected to have nor has had an adverse impact on property values in the area.

**6. Adequate utilities, road access, drainage, police and fire service and other necessary facilities already exist or will be provided to serve the proposed use or combination of uses.**

Adequate utilities, road access, drainage, police and fire service and other necessary facilities already exist for the Property and the Proposed Improvements will not change the adequacy of any of these facilities for the Property.

**7. Adequate measures already exist or will be taken to provide ingress and egress to the proposed use or combination of uses in a manner that minimizes traffic congestion in the public streets.**

Adequate measures already exist to provide ingress and egress to the Property in a manner that minimizes traffic congestion in the public streets. The traffic study included with the Application Package confirms that the Proposed Improvements will not cause an increase in traffic congestion on the public streets.

**8. The proposed use or combination of uses will be consistent with the character of the Village.**

As set forth above, no change in the use of the Property is proposed. A family-oriented tennis and pool facility continues to be consistent with the character of the Village. The Club's membership includes 400 families, approximately 85% of which are residents of the Village. The Club has always strived to be a partner in the community with the goal of the Facility being a draw and asset to the Village and its residents.

**9. Development of the proposed use or combination of uses will not materially affect a known historical or cultural resource.**

The development of the Property will not materially affect any known historical or cultural resource.

**10. The design of the proposed use or combination of uses considers the relationship of the proposed use or combination of uses to the surrounding area and minimizes adverse effects, including visual impacts of the proposed use or combination of uses on adjacent property.**

As stated above, the Proposed Improvements were carefully and fastidiously designed to ensure that any possible adverse impact was addressed. The Club met with the Village and residents and specifically collaborated with adjacent property owners to minimize, if not eliminate, any potential negative impact of the Proposed Improvements. The Club made significant adjustments to the Proposed Improvements based on neighbor and Village recommendations following the community meeting. Notably, the Club revised its plans to eliminate light spillage on Lathrop Avenue and ensure that no material light spillage will fall on Jackson Avenue. The Club has committed to planting new evergreen trees on its property line along Jackson Avenue, conducted additional photometric studies, and replaced or upgraded the windscreens on the Property.

Further, the 30-foot height of the proposed poles was purposely selected to allow fewer light poles along the perimeter of the tennis courts and maintain the height of the poles in line with the existing flagpole to ensure visual conformity throughout the Property and maintain the existing aesthetic

of the Facility. As proposed, the Proposed Improvements should have no adverse impact on the adjacent properties.

**11. The design of the proposed use or combination of uses promotes a safe and comfortable environment for pedestrians and individuals with disabilities.**

The design of the Property promotes a safe and comfortable environment for pedestrians and individuals with disabilities. The Proposed Improvements will not impact any existing structures or the footprint of the Property. There will be no impact on ingress or egress or the sidewalks and rights-of-way surrounding the Property for use by pedestrians.

**12. The applicant has the financial and technical capacity to complete the proposed use or combination of uses and has made adequate provisions to guarantee the development of any buffers, landscaping, public open space, and other improvements associated with the proposed use or combination of uses.**

The Club has the financial and technical capacity to complete the Proposed Improvements.

**13. The proposed use or combination of uses is economically viable and does not pose a current or potential burden upon the services, tax base, or other economic factors that affect the financial operations of the Village, except to the extent that such burden is balanced by the benefit derived by the Village from the proposed use.**

The use of the Property continues to be economically viable and does not pose a current or potential burden upon the services, tax base, or other economic factors that affect the financial operations of the Village.

**14. The proposed use or combination of uses will meet the objectives and other requirements set forth in this chapter.**

The use of the Property will not change and will continue to meet the objectives and other requirements set forth in the Village Zoning Ordinance.

Based on the foregoing, we respectfully submit that the requested relief is consistent with all applicable criteria and standards for approval of an amendment to an existing Planned Development and request that the Development Review Board recommend to the Village Board that the proposed amendment be granted. Please contact my colleague Caitlyn Culbertson or me should you have any questions or require additional information. Thank you for your consideration of this request.

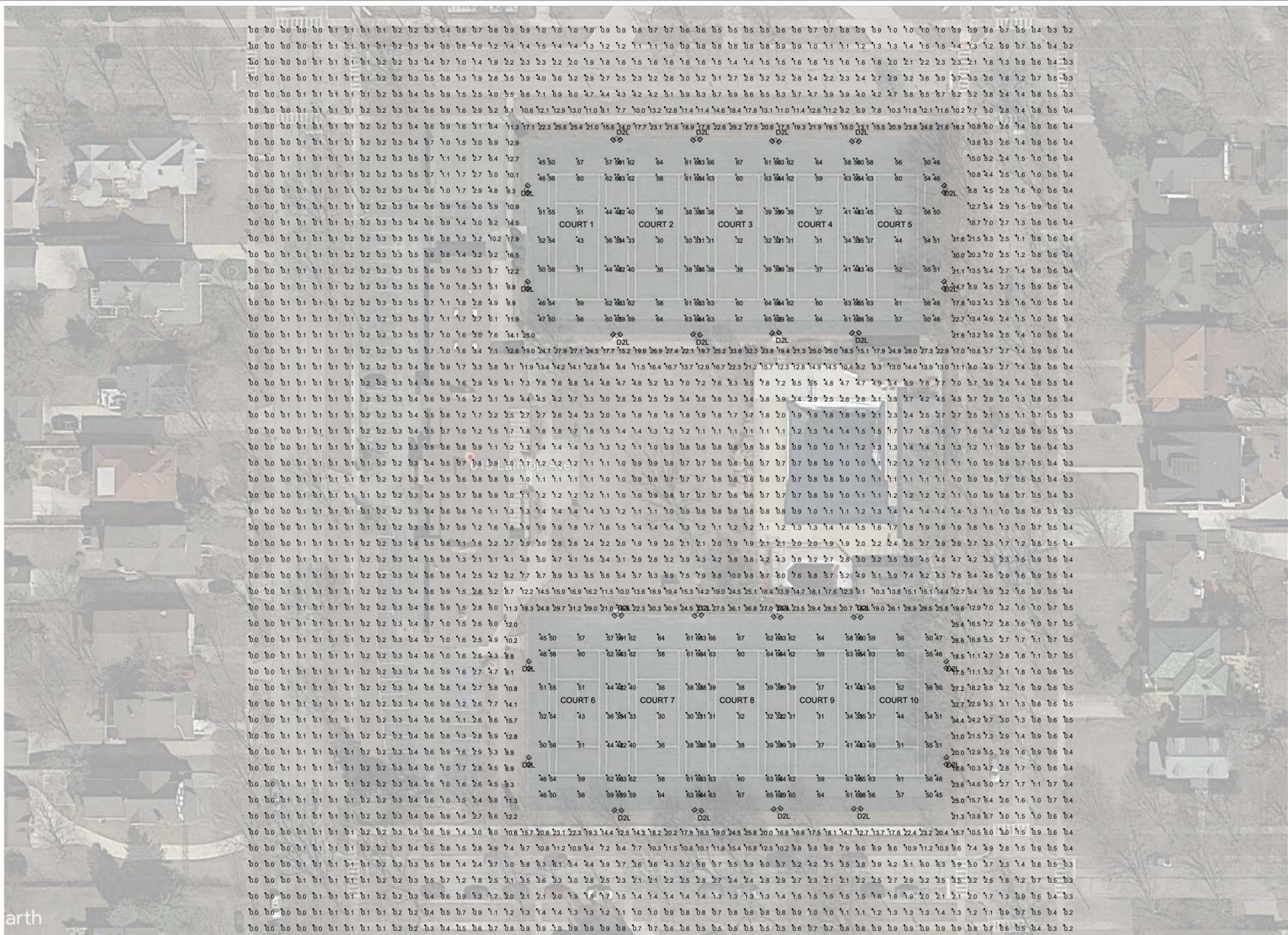
Sincerely,



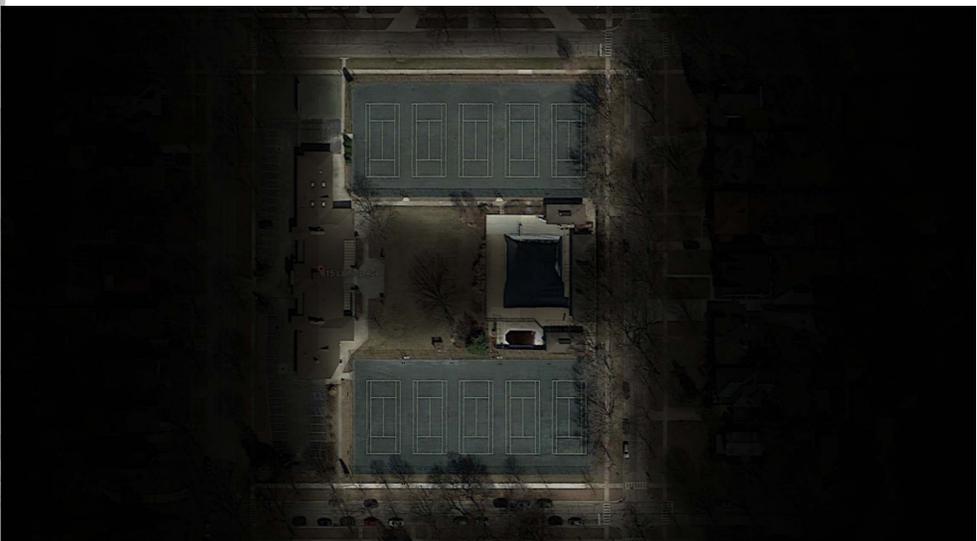
Peter Friedman

## 21.0 ADJUSTMENTS BASED ON NEIGHBOR AND VILLAGE RECOMMENDATIONS

- **Light**
  - Eliminated light spillage on Lathrop Ave
  - Nearly eliminated light spillage on Jackson Ave to avg of 0.078 FC by decreasing to 400W LEDs from 800W
    - Eliminated in some spots down to 0.0 FC from 0.2 FC
  - Planting 36 arborvitae trees on Jackson Ave to block more sound and light
  - Conducted an additional photometric study on surrounding/adjacent buildings
    - Data show light spillage from School, Library, and Church are 110x brighter than proposed tennis lights
      - 960x brighter at the brightest point on Jackson Ave
  - Adhered to USTA and IES professional standards (Lower in many cases, in neighbors' favor)
    - All 10 courts are underlit for our Class III rating, and 2 courts are even underlit at the lower Class IV rating
    - Used a much more aggressive Light Loss Factor (97% vs 70%), which in turn overestimates light spillage
  - Adhered to Dark Sky Compliance and Design
  - Decreased end time to 9:30pm from 10pm, resulting in only 80 minutes of additional play from May to August
  - Open to replacing/upgrading the windscreens to block more sound and light
- **Sound**
  - Planting 36 arborvitae trees on Jackson Ave to block more sound and light
  - Open to replacing/upgrading the windscreens to block more sound and light
- **Additional Detail**
  - Doubled the notification zone for the neighbor meeting from 500 ft to 1,000 ft
    - Also, posted on Facebook
  - Only allow lights from April 1st to October 31<sup>st</sup>
  - Members to book the courts closest to the center of the property first
    - Farthest from residential streets of Lathrop Ave and Jackson Ave
    - Courts lighted on an individual basis and only when being used
  - Provided further detail on resident makeup
  - Delayed the neighbor meeting until after the holidays
  - Delayed the DRB meeting until summer was over
- **Unrelated to tennis court lights**
  - Pool Lights
    - Recently upgraded them to directional LEDs
    - Will be further tilting them down to decrease light spillage
  - Pickleball
    - We will not be asking for the pickleball courts to be lit
    - No pickleball until 8am



Scale: 1 inch= 40 Ft.



3D RENDERINGS

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Lum Watts	Mtg Height
⊗	24	D2L	2 @ 90 degrees	ST-LHM800N-WIDE-NICHIA	0.970	797.129	30

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Court 01	Illuminance	Fc	52.00	64	35	1.49	1.83
Court 02	Illuminance	Fc	50.80	64	30	1.69	2.13
Court 03	Illuminance	Fc	51.74	67	31	1.67	2.16
Court 04	Illuminance	Fc	51.31	65	31	1.66	2.10
Court 05	Illuminance	Fc	52.23	65	35	1.49	1.86
Court 06	Illuminance	Fc	51.94	64	35	1.48	1.83
Court 07	Illuminance	Fc	50.80	64	30	1.69	2.13
Court 08	Illuminance	Fc	51.80	67	31	1.67	2.16
Court 09	Illuminance	Fc	51.31	65	31	1.66	2.10
Court 10	Illuminance	Fc	52.26	65	35	1.49	1.86
Spill Light	Illuminance	Fc	4.44	36.8	0.2	22.20	184.00

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	D2L	43	-24	30	90	15
2	D2L	43	102	30	270	15
3	D2L	193	101	30	270	15
4	D2L	193	-23	30	90	15
5	D2L	93	-24	30	85	15
6	D2L	143	-23	30	95	15
7						
8						
9						
10						
11						
12						
13						
14	D2L	144.0	-193.3	30	90	15
15	D2L	94.6	-194.3	30	275	15
16	D2L	144.6	-195.3	30	265	15
17	D2L	-13.4	-287.3	30	0	15
18	D2L	252.6	-287.3	30	180	15
19	D2L	-13.4	-227.3	30	0	15
20	D2L	252.6	-227.3	30	180	15
21	D2L	-15	69	30	0	15
22	D2L	251	69	30	180	15
23	D2L	-15	9	30	0	15
24	D2L	251	9	30	180	15

THIS ANALYSIS IS BASED ON COMPUTER DATA DERIVED FROM FIXTURES TESTED BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS & UNDER CONTROLLED CONDITIONS. ONSITE OBSTRUCTIONS, LIKE TREES, VEHICLES, ETC, ARE NOT INCLUDED IN THE CALCULATIONS. ACTUAL MEASUREMENTS IN THE FIELD MAY VARY.

**shinetoo®**  
**Shinetoo Lighting USA LLC**  
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#	Date	Comments
Revisions		

Draen By: BV	Checked By:	Date: 6/25/2024	Scale: 1"=15' (at 24"x36" Print Size)
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**RIVER FOREST TENNIS CLUB 10-COURTS**  
**ST-HML800N-WIDE-NICHIA**



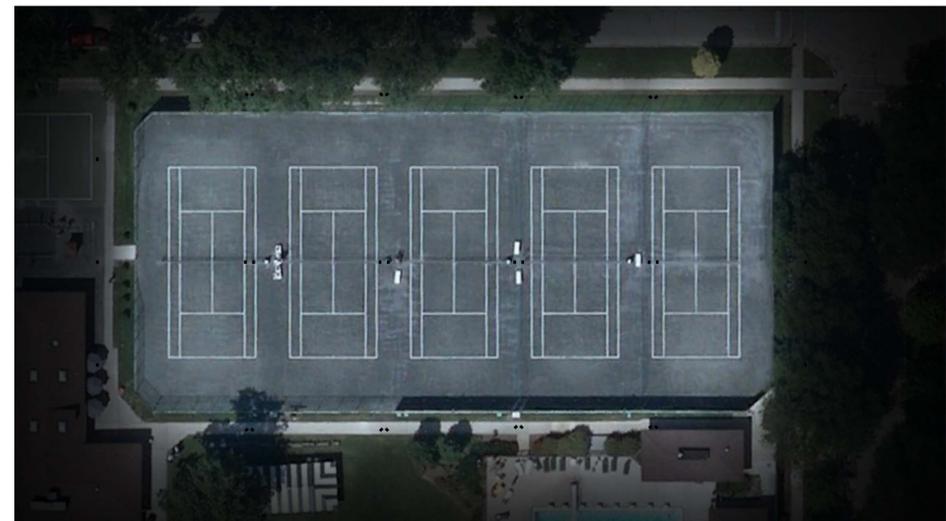
Scale: 1 inch= 15 Ft.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Lum Watts	Mtg Height
□-□	4	A2	Back-Back	ST-HML400N-WIDE	0.900	405.2	26
□	6	B	Single	ST-HML400N-NARROW	0.900	399.2	26
◇	8	B2L	2 @ 90 degrees	ST-HML400N-NARROW	0.900	399.2	26

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Court 1	Illuminance	Fc	34.49	51	24	1.44	2.13
Court 2	Illuminance	Fc	38.23	52	28	1.37	1.86
Court 3	Illuminance	Fc	38.86	55	28	1.39	1.96
Court 4	Illuminance	Fc	39.23	55	29	1.35	1.90
Court 5	Illuminance	Fc	35.06	54	24	1.46	2.25
Spill Light	Illuminance	Fc	2.55	20.6	0.0	N.A.	N.A.

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	A2	93	39	26	0	0
2	A2	43	39	26	0	0
3	A2	143	39	26	180	0
4	A2	193	39	26	180	0
5	B	-15	39	26	0	0
6	B	-15	77	26	0	0
7	B	-15	1	26	0	0
8	B	251	39	26	180	0
9	B	251	77	26	180	0
10	B	251	1	26	180	0
11	B2L	43	-24	26	90	0
12	B2L	93	-24	26	90	0
13	B2L	43	102	26	270	0
14	B2L	93	102	26	270	0
15	B2L	143	-23	26	90	0
16	B2L	143	101	26	270	0
17	B2L	193	-23	26	90	0
18	B2L	193	101	26	270	0

Mounting Height=26ft  
 Tilt =0  
 Calculation Grids Are 3ft Above Grade  
 Light Loss Factor=0.9 (Maintained Footcandles)



3D RENDERING

THIS ANALYSIS IS BASED ON COMPUTER DATA DERIVED FROM FIXTURES TESTED BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS & UNDER CONTROLLED CONDITIONS. ONSITE OBSTRUCTIONS, LIKE TREES, VEHICLES, ETC, ARE NOT INCLUDED IN THE CALCULATIONS. ACTUAL MEASUREMENTS IN THE FIELD MAY VARY.

#	Date	Comments
Revisions		

Draen By: BV	Checked By:	Date: 5/21/2024	Scale: 1"=15' (at 24"x36" Print Size)
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September 22, 2025

Development Review Board  
Village of River Forest  
400 Park Avenue  
River Forest, Illinois 60305

**Re: Request for Amendment to Planned Development  
River Forest Tennis Club  
615 Lathrop Avenue, River Forest, Illinois**

Dear Members of the Development Review Board;

On behalf of our client, the River Forest Tennis Club ("**Club**"), the owner of the property located at 615 Lathrop Avenue, River Forest, Illinois ("**Property**"), we respectfully submit this request for an amendment to the existing Planned Development approval for the Property to allow the installation of lighting on the Club's existing tennis courts. In support of the Club's request, we are providing this letter and the attached application package ("**Application Package**") describing the proposal for consideration by the Development Review Board.

As you know, the Club currently operates a tennis club and related facilities on the Property ("**Facility**"). The Facility includes 10 tennis courts as well as a pro shop, café, locker rooms, pool and related structures and a surface parking and landscaping. The Property is governed by an existing Planned Development ordinance. The Club is requesting an amendment to the existing Planned Development to allow the installation of lighting on the tennis courts (collectively, "**Proposed Improvements**"). The Proposed Improvements will consist of 24 light poles with 48 total LED fixtures (two on each pole). The Proposed Improvements will be installed in one phase and installation will take approximately three weeks.

Importantly, the Club is not requesting any changes to the existing use or any existing structures on the Property. The lighting will be installed along the existing tennis courts so there will be no change to the footprint of the Facility or the Property. Further, no change to the existing operations of the Facility are proposed and the Facility will maintain its existing approximately seven-month season and only remain open for tennis activities between April 1<sup>st</sup> and October 31<sup>st</sup> (depending on weather conditions). The new lighting will only be used until 10:00 p.m. The pool on the Property is already open to 9:00 p.m. daily. There will be no significant change to the hours of operation.

The goal of the Proposed Improvements is to maximize the time that members, their children and families can utilize the Facility. The Club is a family club that stresses the importance of the family as the key element of our community and society. The Facility is open to anyone interested in joining and every member must volunteer their time to the Facility's operations. The Club

represents nearly 400 families and hosts swim lessons and tennis lessons for members and non-members alike. Although members are able to enjoy the Facility during the day, without lights, the hours of operation are extremely limited, meaning that working members are limited in their ability to utilize the Facility for themselves or with their families in the morning or evenings. Currently, if members want to play tennis in the evening, they often utilize the tennis courts at Keystone Park where lights have already been installed. The Club is requesting this amendment to upgrade the Facility and ensure that its members can enjoy the Facility for limited evening hours in the same manner that residents can use the lit courts in the parks, schools and other facilities, including at Keystone Park and Concordia.

The Club has worked very hard to ensure that the installation of the Proposed Improvements will have no material negative impact on the surrounding properties. The Club has met with the Village, residents and collaborated with adjacent property owners to minimize, if not eliminate, any potential negative impacts of the Proposed Improvements. The Club made significant adjustments to the Proposed Improvements based on neighbor and Village recommendations following a community meeting. Notably, the Club revised the plans to eliminate light spillage on Lathrop Avenue and eliminate any material light spillage on Jackson Avenue. The Club conducted additional photometric studies and committed to planting new evergreen trees on its property line along Jackson Avenue and replacing or upgrading the windscreens on the Property. Importantly, following these neighborhood meetings, the Club received letters of Support and of No Concern from District 90 and First Presbyterian Church, which both have buildings adjacent to the Property.

Additionally, the operational plans for the Facility will ensure that no neighboring properties are adversely impacted. The lights will remain off whenever a court is not in use and only be used on an individual-court basis and only when tennis is being played. Members will be assigned to center courts first to ensure that any lighting that is turned on is as far away as possible from the residential streets. Further, only members will be allowed to use the tennis courts in the evening hours. The lights will only be able to be activated by using a PIN that will be changed monthly. A staff member will remain on site while the Facility is open to lock the building and gates each night. Additional security cameras will also be installed along the tennis courts to monitor the Facility to ensure that lights are not being activated after hours.

The Club is committed to being a partner in the community and undertook extensive due diligence before submitting this request and the Application Package to the Village. The Club received proposals from 10 vendors to find the product that would have the least impact on the community, minimize light pollution, comply with the United States Tennis Association and Illuminating Engineering Society's standards for lighting, and adhere to Dark Sky compliance and design. The Club also completed a traffic study for the Property with the Proposed Improvements which confirmed that there will be no material impact on vehicular traffic at and around the Property. A complete copy of the traffic study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. is included with the application. Finally, and most importantly, the Club completed a detailed photometrics study that found that the Proposed Improvements will have minimal, if any, impact on the adjacent properties. Further, the study confirmed that the Proposed Improvements would cause significantly less light spillage than the existing nearby school, church and library buildings.

The Proposed Improvements represent a modest but critically important request to allow the Club to light its tennis courts until 10:00 p.m. during the months of April through October. Lighting at tennis courts is a standard practice which is exemplified by the fact that many outdoor tennis courts in the Village already have lights, including nearby Keystone Park.

The Development Review Board is authorized to recommend approval to the Village Board of an amendment to an existing Planned Development when the standards of review are met, as set forth in Section 10-19-3 of the River Forest Zoning Ordinance. The Proposed Improvements satisfy all of the standards of review set forth in that subsection.

**1. The proposed use or combination of uses is consistent with the goals and policies of the comprehensive plan.**

As set forth above, no change in the use of the Property is proposed. The Property will continue to operate as a private tennis club and pool.

**2. The establishment, maintenance, or operation of the use or combination of uses will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the residents of the Village.**

The establishment, maintenance, and operation of the Property and the Proposed Improvements will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the residents of the Village. Again, there is no change to the use of the Property. The addition of the Proposed Improvements will not endanger or effect the public health or safety of residents in any way.

**3. The proposed use or combination of uses will not diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses which are permitted by this title.**

The use of the Property does not diminish the use or enjoyment of other property in the vicinity. The Proposed Improvements are designed to cause minimal light spillage to the surrounding properties. The LED lighting will be anti-glare and designed with an asymmetric indirect light design with full cut off. Light spillage will be at 0.0 on Lathrop Avenue and 0.078 on Jackson Avenue, and this calculation does not even account for the existing and proposed additional foliage and windscreens which will reduce light spillage further. The Proposed Improvements have been intentionally and meticulously designed to ensure that there are no material impacts on surrounding properties.

**4. The establishment of the proposed use or combination of uses will not impede the normal and orderly development and improvement of surrounding properties for uses or combination of uses otherwise permitted in the zoning district.**

The use of the Property will not change and there will be no impact on the normal and orderly development and improvement of surrounding properties.

**5. The proposed use or combination of uses will not diminish property values in the vicinity.**

The use of the Property and the installation of the Proposed Improvements will not diminish property values in the vicinity. As stated above, the light spillage that already exists from the street lights and nearby buildings is much greater than any that will be caused by the Proposed Improvements. Further, lights have recently been installed at both Keystone Park and Concordia. Neither project was expected to have nor has had an adverse impact on property values in the area.

**6. Adequate utilities, road access, drainage, police and fire service and other necessary facilities already exist or will be provided to serve the proposed use or combination of uses.**

Adequate utilities, road access, drainage, police and fire service and other necessary facilities already exist for the Property and the Proposed Improvements will not change the adequacy of any of these facilities for the Property.

**7. Adequate measures already exist or will be taken to provide ingress and egress to the proposed use or combination of uses in a manner that minimizes traffic congestion in the public streets.**

Adequate measures already exist to provide ingress and egress to the Property in a manner that minimizes traffic congestion in the public streets. The traffic study included with the Application Package confirms that the Proposed Improvements will not cause an increase in traffic congestion on the public streets.

**8. The proposed use or combination of uses will be consistent with the character of the Village.**

As set forth above, no change in the use of the Property is proposed. A family-oriented tennis and pool facility continues to be consistent with the character of the Village. The Club's membership includes 400 families, approximately 85% of which are residents of the Village. The Club has always strived to be a partner in the community with the goal of the Facility being a draw and asset to the Village and its residents.

**9. Development of the proposed use or combination of uses will not materially affect a known historical or cultural resource.**

The development of the Property will not materially affect any known historical or cultural resource.

**10. The design of the proposed use or combination of uses considers the relationship of the proposed use or combination of uses to the surrounding area and minimizes adverse effects, including visual impacts of the proposed use or combination of uses on adjacent property.**

As stated above, the Proposed Improvements were carefully and fastidiously designed to ensure that any possible adverse impact was addressed. The Club met with the Village and residents and specifically collaborated with adjacent property owners to minimize, if not eliminate, any potential negative impact of the Proposed Improvements. The Club made significant adjustments to the Proposed Improvements based on neighbor and Village recommendations following the community meeting. Notably, the Club revised its plans to eliminate light spillage on Lathrop Avenue and ensure that no material light spillage will fall on Jackson Avenue. The Club has committed to planting new evergreen trees on its property line along Jackson Avenue, conducted additional photometric studies, and replaced or upgraded the windscreens on the Property.

Further, the 30-foot height of the proposed poles was purposely selected to allow fewer light poles along the perimeter of the tennis courts and maintain the height of the poles in line with the existing flagpole to ensure visual conformity throughout the Property and maintain the existing aesthetic

of the Facility. As proposed, the Proposed Improvements should have no adverse impact on the adjacent properties.

**11. The design of the proposed use or combination of uses promotes a safe and comfortable environment for pedestrians and individuals with disabilities.**

The design of the Property promotes a safe and comfortable environment for pedestrians and individuals with disabilities. The Proposed Improvements will not impact any existing structures or the footprint of the Property. There will be no impact on ingress or egress or the sidewalks and rights-of-way surrounding the Property for use by pedestrians.

**12. The applicant has the financial and technical capacity to complete the proposed use or combination of uses and has made adequate provisions to guarantee the development of any buffers, landscaping, public open space, and other improvements associated with the proposed use or combination of uses.**

The Club has the financial and technical capacity to complete the Proposed Improvements.

**13. The proposed use or combination of uses is economically viable and does not pose a current or potential burden upon the services, tax base, or other economic factors that affect the financial operations of the Village, except to the extent that such burden is balanced by the benefit derived by the Village from the proposed use.**

The use of the Property continues to be economically viable and does not pose a current or potential burden upon the services, tax base, or other economic factors that affect the financial operations of the Village.

**14. The proposed use or combination of uses will meet the objectives and other requirements set forth in this chapter.**

The use of the Property will not change and will continue to meet the objectives and other requirements set forth in the Village Zoning Ordinance.

Based on the foregoing, we respectfully submit that the requested relief is consistent with all applicable criteria and standards for approval of an amendment to an existing Planned Development and request that the Development Review Board recommend to the Village Board that the proposed amendment be granted. Please contact my colleague Caitlyn Culbertson or me should you have any questions or require additional information. Thank you for your consideration of this request.

Sincerely,

A handwritten signature in cursive script that reads "Peter Friedman".

Peter Friedman

# RIVER FOREST TENNIS CLUB

ESTABLISHED 1905

## RIVER FOREST TENNIS CLUB

Proposed Tennis Court Lighting

Village Meeting



# Proposed Tennis Court Lighting



- **Agenda**

- Project Goal and Reasoning
- Project Considerations
- Due Diligence: Vendors, Pole Placement and Height
- Financial Considerations
- Logistics
- Traffic Study
- RFTC Property
- Site Plan
- Elevation View
- Photometric and Illumination Analysis with Visualizations
- Additional Light Blocking Measures
- Perimeter Foliage & Shade
- Pole Height – Existing Flag Pole
- Lighting Product
- Adjacent Light Sources
- Existing Light Conditions of Surrounding Area
- Letters of Support and of No Concern
- Neighbor Meeting
- Legal Opinion Letter
- Adjustments to Project Based on Neighbor and Village Recommendations
- Appendix

# Proposed Tennis Court Lighting



- **Project Goal**

- Pursue opportunity to responsibly and collaboratively add lights to our tennis courts
  - Fiscally responsible
  - Collaborative with the neighbors, the village, and the members

- **Project Reasoning**

- Maximize the time our families can use the club with their children

# Proposed Tennis Court Lighting



## ▪ Project Considerations

- Maintain RFTC's positive impact on the community
  - Both in River Forest and the surrounding towns
  - For members and non-members
- Minimize, if not eliminate, light spillage outside of tennis courts
  - Including planting 36 new evergreen trees on the Jackson Ave side (\*)
  - Open to upgrading the wind screen (thicker and less transparent) for sound and light blockage (\*)
- Ensure lights are used on an individual-court basis and only when courts are being played
- Minimize visual aesthetic disruptions (shorter and few light poles)
- Maintain existing levels of traffic and noise
- Maintain existing ~7 month season from April 1<sup>st</sup> to October 31<sup>st</sup> (\*)
- Adhere to the professional standards of the: (\*)
  - USTA (United States Tennis Association)
  - IES (Illuminating Engineering Society)

# Proposed Tennis Court Lighting



- **Project Considerations (Detail)**

- Value to the neighbors and to the larger community
  - RFTC is the community. We are the neighborhood.
    - We represent nearly 400 families across at least 4 towns (RF, Oak Park, Elmwood Park, and Forest Park)
      - ~ 85% RF, 5% OP, 5% surrounding suburbs, 5% outside the state (\*)
    - We host swim lessons and tennis lessons for non-members
  - Decompress Keystone court usage
    - At night, RFTC members play at Keystone under the lights

# Proposed Tennis Court Lighting



- **Project Considerations (Detail)**

Can we talk about what is happening on the Keystone pickle/tennis courts? It has been difficult (impossible?) to get a court because courts are occupied by pickleball open play groups, most of whom live outside of RF, and use a given court for hours at a time. These groups organize themselves using an app called Team Reach. There is a group on Team Reach called "Keystone Park Picklers" with over 600 members.

It has been so crazy that open play pickle players were setting up lawn chairs and coolers and "parking" for hours on end on the courts. The Park District has finally started communicating the rules that prohibit furniture on the courts and that's super helpful.

However, if you live in River Forest, and want to play tennis or pickle with friends/family at Keystone after work or on Saturday morning, good luck. The Keystone Picklers or other similar groups have effectively reserved the courts for themselves, and you'll need to move on.

It seems to me that a court reservation system, like we have for platform tennis, should be instituted. Alternatively, "open play" should be limited to specific hours.

Are others are experiencing this problem?

73 comments

Like Comment Send

- Example Facebook Post
  - One of numerous
- Timing
  - Posted on June 20th
  - 73 comments by July 22nd
- Topic:
  - Playing at Keystone is impossible due to pickle, tennis, park district, other entities reserving the courts
- *\* Names were removed, but this was posted on "60305 Families"*

# Proposed Tennis Court Lighting



- **Project Considerations (Detail)**

- About the RFTC

- We are a family club that stresses the importance of the family as the key element of our community and society.
    - We are open to anyone interested in joining
      - Anyone from anywhere is encouraged and welcome to apply
    - We are a working club
      - Every member volunteers their time to make the club function
      - We have very minimal staff, mostly for groundskeeping
    - We have contributed to the community consistently for many years.
    - We promote a healthy and active lifestyle

# Proposed Tennis Court Lighting



- **Project Considerations (Detail)**

- World's Healthiest Sport (according to the US Open)



# Proposed Tennis Court Lighting



## ▪ Project Considerations (Detail)

- Light Spillage of Proposed Lights
  - 2025 light technology is vastly superior to past
    - LED lighting is now anti-glare, asymmetric indirect light design with full cut off
      - Minimal spillage for the neighbors
    - Lights now require shorter and fewer poles
  - Spillage is at 0.0 on Lathrop and 0.078 on Jackson
    - This does not account for existing foliage and windscreens (which would reduce spillage further)
    - The windscreen was recently installed
- Light Spillage of Existing Street Lights and Lights of Nearby Buildings (School, Library, Church) (\*)
  - All higher than proposed lighting
    - Existing light spillage on Jackson Ave is 8.6 fc vs Proposed lights average of 0.078 fc; 110x or <1% (0.91%)
    - Existing max light spillage on Jackson Ave is 75.0 fc vs Proposed lights average of 0.078 fc; 960x or 0.10%
      - 75.0 fc is brighter than the brightest proposed light
  - Older style lighting with no shields (360° light exposure)

# Proposed Tennis Court Lighting



- **Project Considerations (Detail)**

- Adjacent neighbors' property value will not diminish
  - Light spillage of existing street lights and nearby buildings is brighter than proposed tennis court lighting
  - Recently, there have been lights installed at both Keystone Park and Concordia.
    - Neither project adversely affected property values in their vicinity.
    - Average home appreciation in River Forest from January 2024 to January 2025 was 4.4% (per Zillow)
      - Spot checked a number of properties; their appreciation was higher than 4.4%
  - Property value by tennis and golf clubs are 15-30% higher (per National Recreation and Parks Association)
    - This project will only enhance the value of the tennis club

# Proposed Tennis Court Lighting



- **Project Considerations (Detail)**

- No anticipated net changes to noise or traffic

- Currently, RFTC is only open ~7 months per year. No anticipated changes.

- Our pool is already open until 9pm daily. That creates more noise and traffic than tennis courts.

- Lights, Music, Entire families

- Tennis courts will add 2 to 4 adults per court during the evening time

- Many members walk or bike to the club; therefore, not affecting traffic.

- We anticipate more will continue to bike, which is why we recently upgraded and expanded our bike racks.

- Allows for adults to play later, which reduces congestion around Roosevelt Middle School during the busy after school hours

# Proposed Tennis Court Lighting



- **Project Considerations (Detail)**

- Courts In Use

- Courts will be lit only if in use and on an individual basis

- We will ask members to book the courts closest to the center of the property first (\*)

- Farthest from residential streets of Lathrop Ave and Jackson Ave

- Pole height

- At 30 feet, we are in line with our existing flagpole, and allows us to minimize the number of poles

- Year Round Property Maintenance

- Leaf clean up, Snow shoveling, Clay runoff

# Proposed Tennis Court Lighting



- **Project Considerations (Detail)**

- Safety and Security

- Keep property secure at night and at daily closing

- A staff member will remain on site to lock the building and gates
      - Additional security cameras will be installed, including on the courts

- Ensure only members can play on courts at night

- A pin will be provided to turn on the lights, and updated monthly
      - Security cameras will also assist

- All existing RFTC policies will apply to tennis under the lights

- No liquor anywhere on the property, unless a formal club event, but never on the courts
      - Security cameras will also assist

# Proposed Tennis Court Lighting



- **Project Considerations (Detail)**

- Adhere to the professional standards of the USTA (United States Tennis Association) and the IES (Illuminating Engineering Society)
  - Illumination
  - Wattage
  - Light Loss Factor
  - Correlated Color Temperature
  - Pole Height
- Adhere to Dark Sky Compliance and Design
  - Minimize light pollution
  - Prevent skyglow
  - Protect night environments (residential zone, wildlife habitats, astronomical observatories)

# Proposed Tennis Court Lighting



- **Project Considerations (Detail)**

- Per the USTA (United States Tennis Association) and the IES (Illuminating Engineering Society):

<u>Category</u>	<u>Standard</u>	<u>RFTC Proposal</u>	<u>Comparison</u>
▪ Illumination	50 Footcandles	30 and 24 fc	<b>Lower</b>
▪ Wattage	1000W to 1500W	400W and 800W	<b>Lower</b>
▪ Light Loss Factor	0.70	0.97 & 0.90	<b>Higher</b>
▪ Correlated Color Temperature	5000K to 6000K	5000K	<b>Yes, In line</b>
▪ Pole Height	20-40 ft	30 ft	<b>Yes, In line</b>

# Proposed Tennis Court Lighting



- **Project Considerations (Detail)**

- Per the USTA (United States Tennis Association) and the IES (Illuminating Engineering Society):

- **Illumination**

- Class I: Professional level: min. 125 foot candles
      - Class II: College and semi-pro level: min. 75 foot candles
      - **Class III: High school and private clubs: min. 50 foot candles \* 0 courts**
      - Class IV: Parks and Recreational: min. 30 foot candles \* 8 courts

- Our proposal

- **Fails** to meet Class III standard on any court
        - Only 8 of the 10 courts meet the lower Class IV standard
        - 2 of the 10 do not meet even the lower Class IV standard

# Proposed Tennis Court Lighting



- **Project Considerations (Detail)**

- Per the USTA (United States Tennis Association) and the IES (Illuminating Engineering Society):

- **Light Loss Factor**

- A multiplier used in lighting design to account for the reduction in light output over time
      - It predicts future illumination levels by comparing initial light output to the maintained level

<u>Metric</u>	<u>Initial</u>	<u>Industry (70%)</u>	<u>RFTC (97%)</u>
Illumination	100 fc	70 fc	97 fc

**\*\* We are overestimating light spillage \*\***

# Proposed Tennis Court Lighting



- **Due Diligence: Vendors**
  - Outreach to 13 vendors
    - Received bids from 10 of 13
    - Only 2 vendors also install the lighting product
    - Researched solar powered lighting options; however, not powerful enough

# Proposed Tennis Court Lighting



- **Due Diligence: Pole Placement and Height**

- Fewer poles but they are very tall (50 foot)
  - **Con:** Visually/Aesthetically not in line with RFTC or neighborhood
- Shorter poles (25 foot) but more poles required
  - **Con:** More poles required
  - **Con:** Poles between the nets not ideal for safety
- Short poles (30 foot) and kept on the perimeter
  - **Pro:** Poles only on exterior perimeter
  - **Pro:** Fewer poles required
  - **Pro:** Height in line with existing flagpole

<u>Surrounding Heights</u>	
Pool lights	15 ft
Flagpole	30 ft
Power lines	50 ft
Trees	55 ft

# Proposed Tennis Court Lighting



- **Financial Considerations**

- Upfront: Installation and Product (*Largest Spend*)
  - 10 courts: \$266K or \$26K per court
- Upfront: Other
  - Permit and fees not included.
  - Does not include repairs to unmarked private utilities (i.e. wires, sprinklers, sewer, etc.).
- Recurring
  - Annual cost of maintenance is expected to be minimal
    - There is a 10-year warranty
  - Annual cost of usage (electricity) is expected to be minimal
    - Due to LED energy efficient bulbs and minimal usage per day
- Funding Source
  - Goal is to have this funded by existing RFTC budget or bank loan

# Proposed Tennis Court Lighting



- **Logistics**

- Installation

- One phase
    - 3 weeks to install
    - Before/After season

- Hours

- Only from April 1<sup>st</sup> to October 31<sup>st</sup> (\*)
    - Available from 6am to 9:30pm (\* Decreased from 10pm)
      - Anticipated highest use:
        - Early and late season (not mid Summer)
        - Starting at 8pm
    - Local Lighting Comparables
      - RFTC Pool 9pm
      - Keystone Tennis 10pm
      - Keystone Paddle 11pm
    - Automatic and remote shut off options (master schedule and by individual court)

# Proposed Tennis Court Lighting



- **Logistics**

- End Time of 9:30pm

- Neighbor's asked for 9:30pm instead of 10pm

- In line with the RFTC Pool lights which stay on until 9pm

- Only adds **80 minutes** of additional play in the months of May to August (currently highest used months)

- Mid-month sunset from May to August 2025 was 8:10pm

Month	Apr	May	Jun	Jul	Aug	Sep	Oct
Sunset on 15th	7:33 PM	8:04 PM	8:25 PM	8:20 PM	7:47 PM	6:58 PM	6:09 PM
Additional Time	1h 57m	1h 25 m	1h 5m	1h 10m	1h 43m	2h 31m	3h 21m

# Proposed Tennis Court Lighting



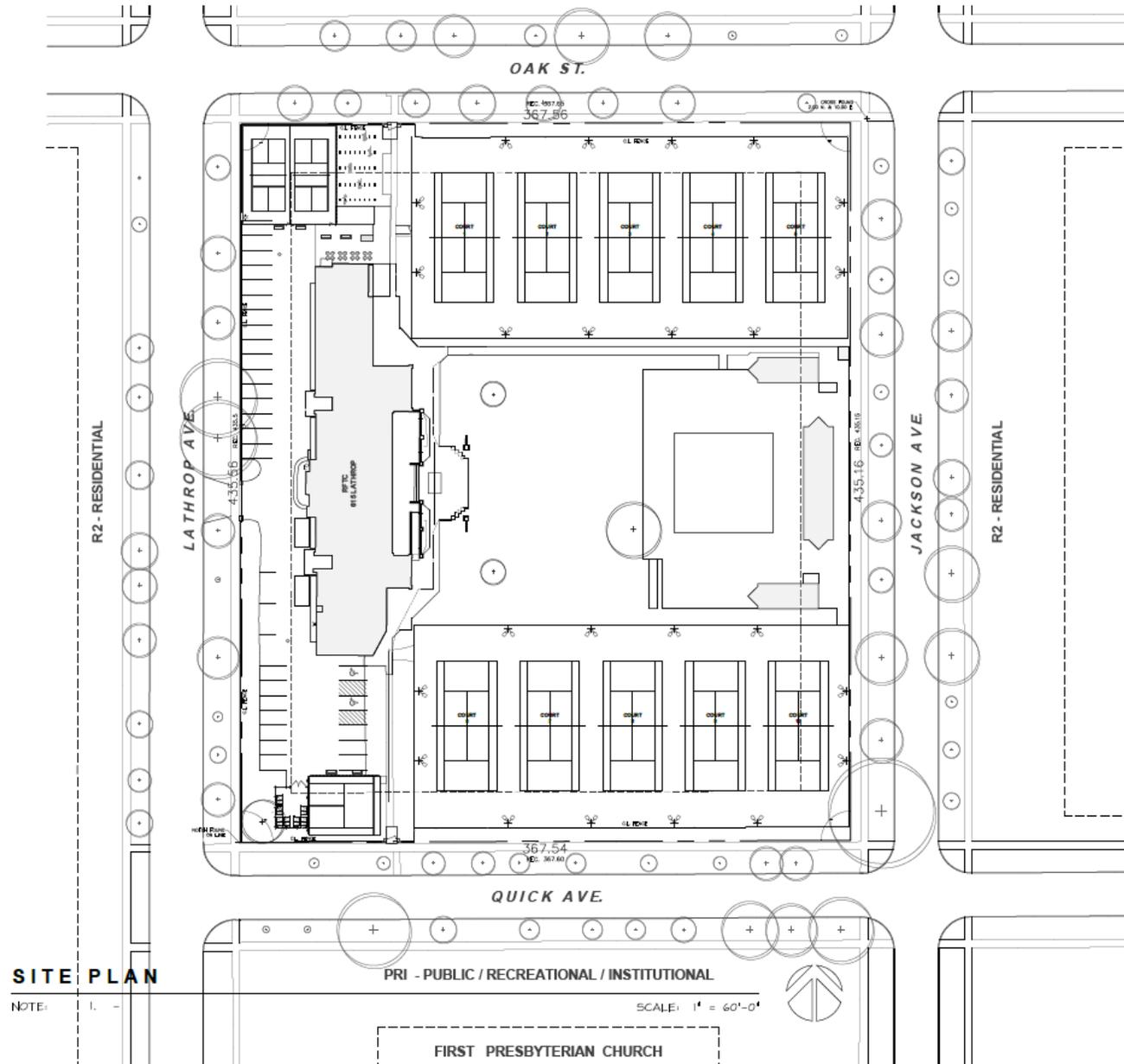
- **Traffic Study**

- Completed by the engineering firm Kenig, Lindgren, O'Hara, Aboona, Inc.
- Findings
  - Full report is in the application
  - Evaluation of the Existing Roadway System
    - **The existing roadway system has sufficient reserve capacity to accommodate the additional traffic, if any**
  - Trip Generation Estimates
    - Will not extend the current hours of the RFTC
    - Will not extend the season of the RFTC.
    - However, the RFTC does anticipate more use of the tennis courts between 8:00 P.M. to 10:00 P.M.
    - Assumptions
      - Doubles play on all ten tennis courts
      - Given the number of members that walk or ride their bikes to and from the RFTC
      - An auto occupancy of 2.0 people per vehicle
  - It is estimated that the tennis courts will generate a maximum of 25 additional two-way trips between 7:30 P.M. and 10:30 P.M.
    - However, the impact of the traffic will likely be lower given the following:
      - Worst-case scenario that doubles play is occurring on all ten tennis courts
      - Any additional traffic generated by the installation of the tennis court lights will only occur for a few months in the late spring/early summer and a few months in the late summer/early fall.
      - A portion of the additional traffic generated by the installation of the lights is currently generated by the RFTC as the tennis courts are currently used past 8:00 P.M.

RFTC Property



# Site Plan



## SITE PLAN

NOTE: 1. -

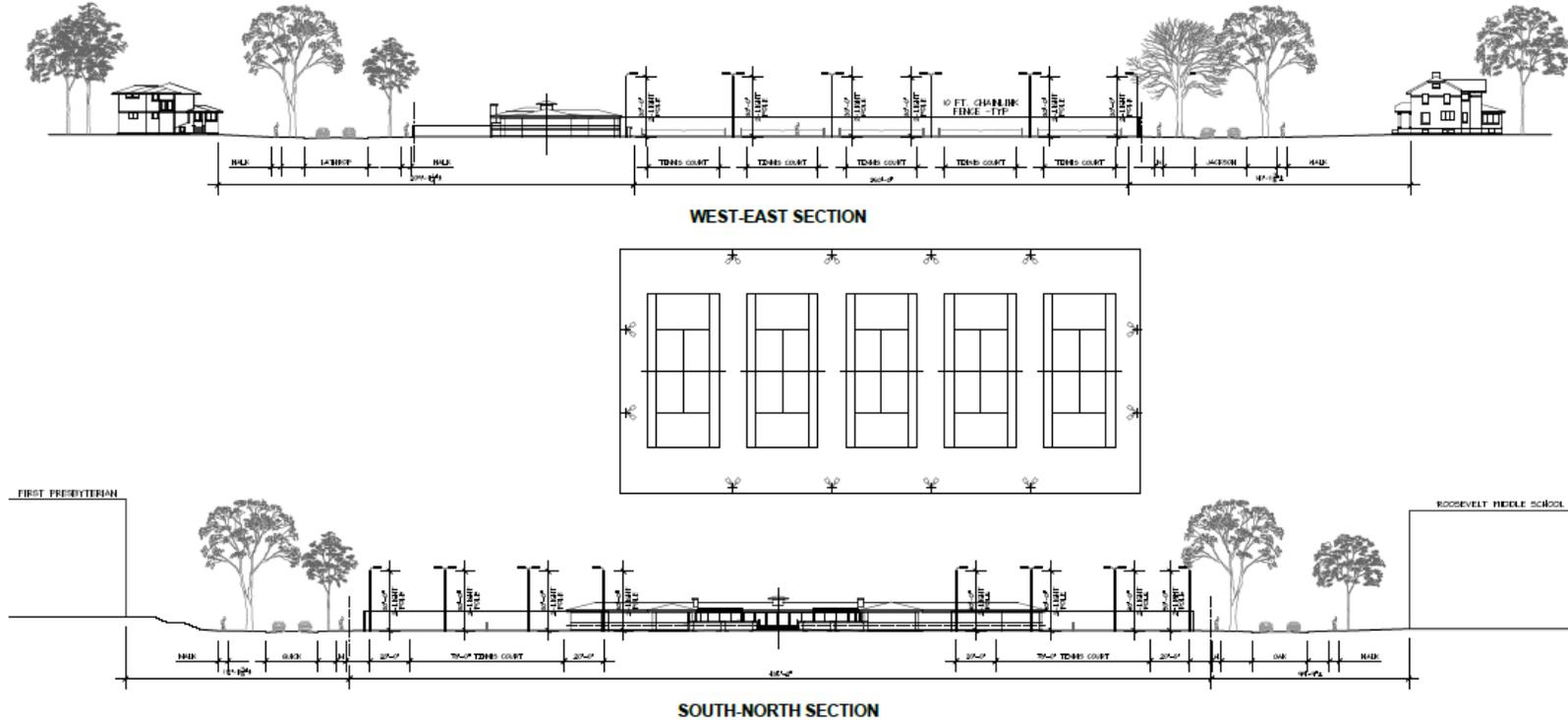
SCALE: 1" = 60'-0"

**PROPOSED COURT LIGHTING**  
**RIVER FOREST TENNIS CLUB**  
 615 LATHROP AVENUE  
 RIVER FOREST, IL

IN PROGRESS  
 SCALE AS SHOWN

MZA 9-16-2024

# Elevation: 12 of the 30' Poles with 2 Light Fixtures Each



## SECTIONS

NOTE: 1. -

SCALE: 1" = 60'-0"

**PROPOSED COURT LIGHTING**  
**RIVER FOREST TENNIS CLUB**  
 615 LATHROP AVENUE  
 RIVER FOREST, IL

IN PROGRESS  
 SCALE AS SHOWN

MZA 9-16-2024

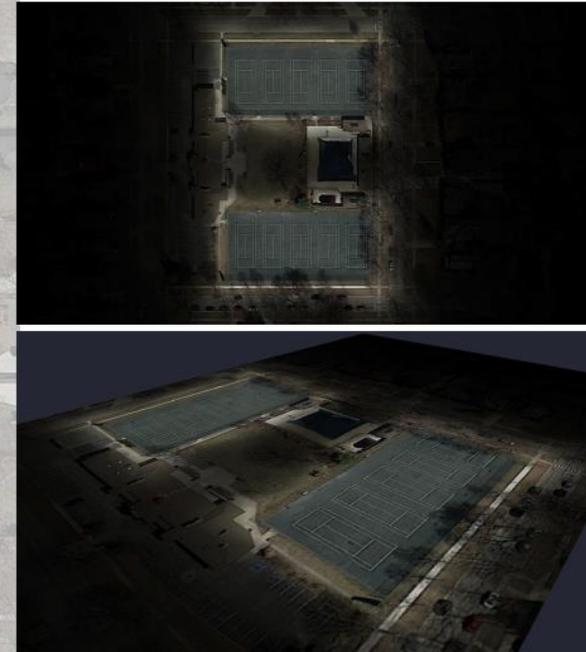
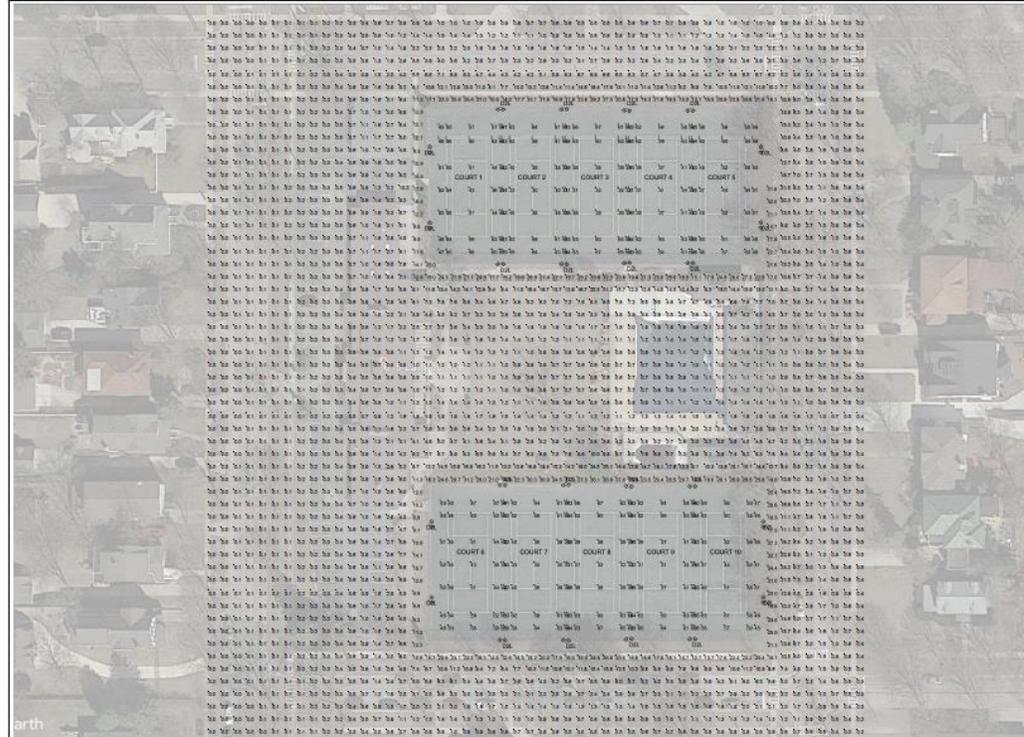
# Light Pole Placement



- **10 Court, 30 Foot Pole Height Option**
  - 24 total poles (12 on each bank)
  - 48 total LED fixtures (2 on each pole)
  - Exterior Perimeter Only Poles



# Lighting Study Overview **at 800W**



3D RENDERINGS

Scale: 1 inch= 40 Ft.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	LLF	Lum Watts
§	24	D2L	2 @ 90 degrees	ST-LHM800N-WIDE-NICHIA	0.970	797,129

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Court 01	Illuminance	Fc	52.00	64	35	1.49
Court 02	Illuminance	Fc	50.80	64	30	1.69
Court 03	Illuminance	Fc	51.74	67	31	1.67
Court 04	Illuminance	Fc	51.31	65	31	1.66
Court 05	Illuminance	Fc	52.23	65	35	1.49
Court 06	Illuminance	Fc	51.94	64	35	1.45
Court 07	Illuminance	Fc	50.80	64	30	1.69
Court 08	Illuminance	Fc	51.80	67	31	1.67
Court 09	Illuminance	Fc	51.31	65	31	1.66
Court 10	Illuminance	Fc	52.26	65	35	1.49
Spill Light	Illuminance	Fc	4.44	36.8	0.2	22.20

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	D2L	49	-34	30	90	15
2	D2L	49	102	30	270	15
3	D2L	193	101	30	270	15
4	D2L	193	-29	30	90	15
5	D2L	25	-29	30	90	15
6	D2L	143	-29	30	90	15
7	D2L	93	102	30	270	15
8	D2L	143	101	30	270	15
9	D2L	44.6	-320.3	30	90	15
10	D2L	44.6	154.3	30	270	15
11	D2L	194.6	-195.3	30	270	15
12	D2L	194.6	-319.3	30	90	15
13	D2L	94.6	-320.3	30	90	15
14	D2L	144.6	-319.3	30	90	15
15	D2L	94.6	154.3	30	270	15
16	D2L	144.6	-195.3	30	270	15
17	D2L	-13.4	-297.3	30	0	15
18	D2L	292.6	-297.3	30	180	15
19	D2L	-13.4	227.3	30	0	15
20	D2L	292.6	227.3	30	180	15
21	D2L	15	69	30	0	15
22	D2L	261	69	30	180	15
23	D2L	-15	9	30	0	15
24	D2L	251	9	30	180	15

Mounting Height=30ft  
Tilt=0  
Calculation Grids Are 3ft Above Grade  
Light Loss Factor=0.9 (Maintained Footcandles)

THE ANALYSIS IS BASED ON COMPUTER DATA. DIMENSIONS FOR LUMINAIRES TESTED BY AN INDEPENDENT TESTING LABORATORY. APPROVED METHODS AND A USER CONTROLLED OPERATIONS. ON-SITE MEASUREMENTS AND TESTS WOULD BE REQUIRED TO VERIFY THE RESULTS INCLUDED IN THE CALCULATIONS. ACTUAL MEASUREMENTS IN THE FIELD MAY VARY.

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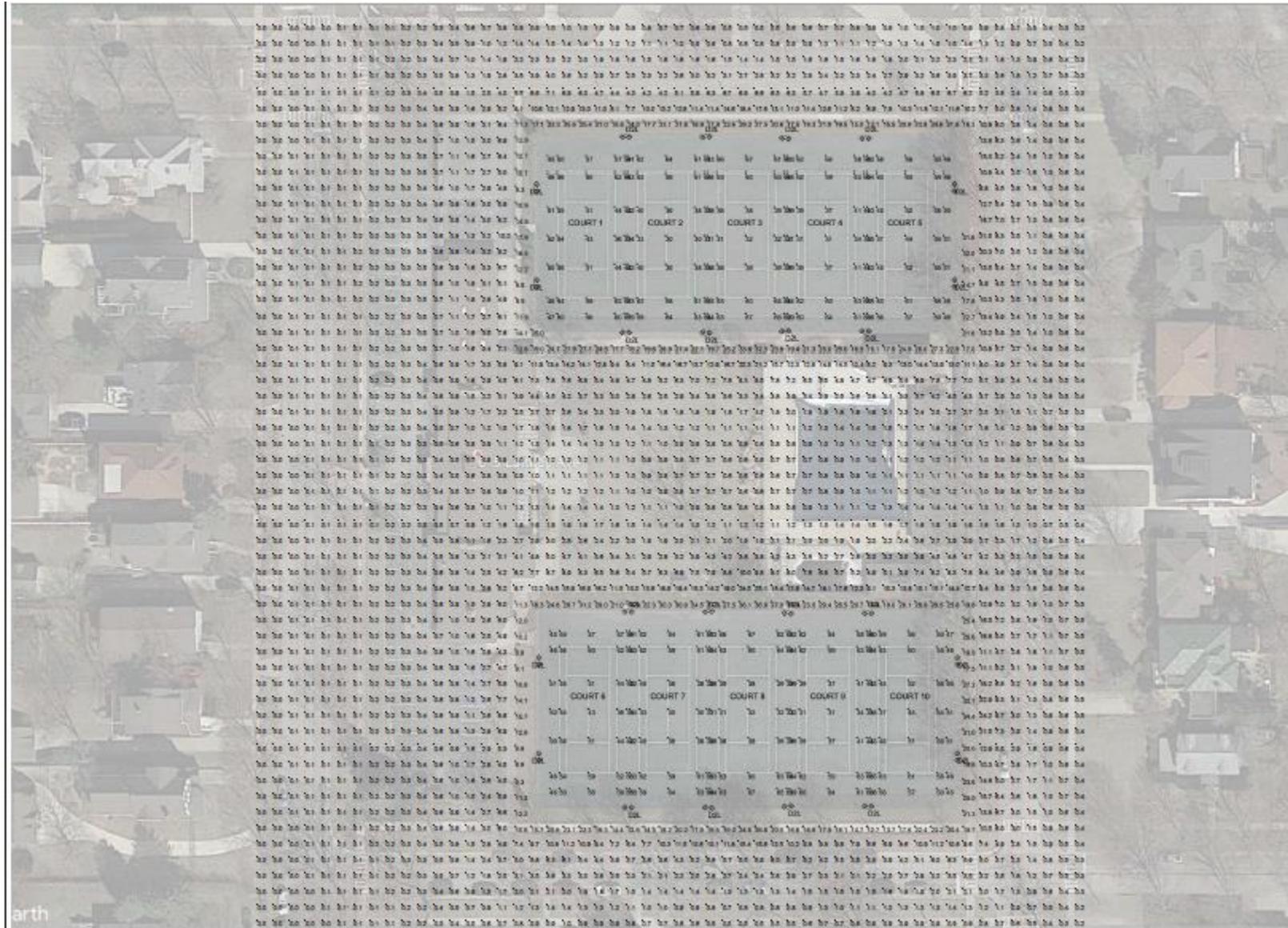
#	Date	Comments

Revisions

Drawn By: BW	Checked By:
Date: 6/25/2024	Scale: 1"=15' (at 24"x36" Print Size)

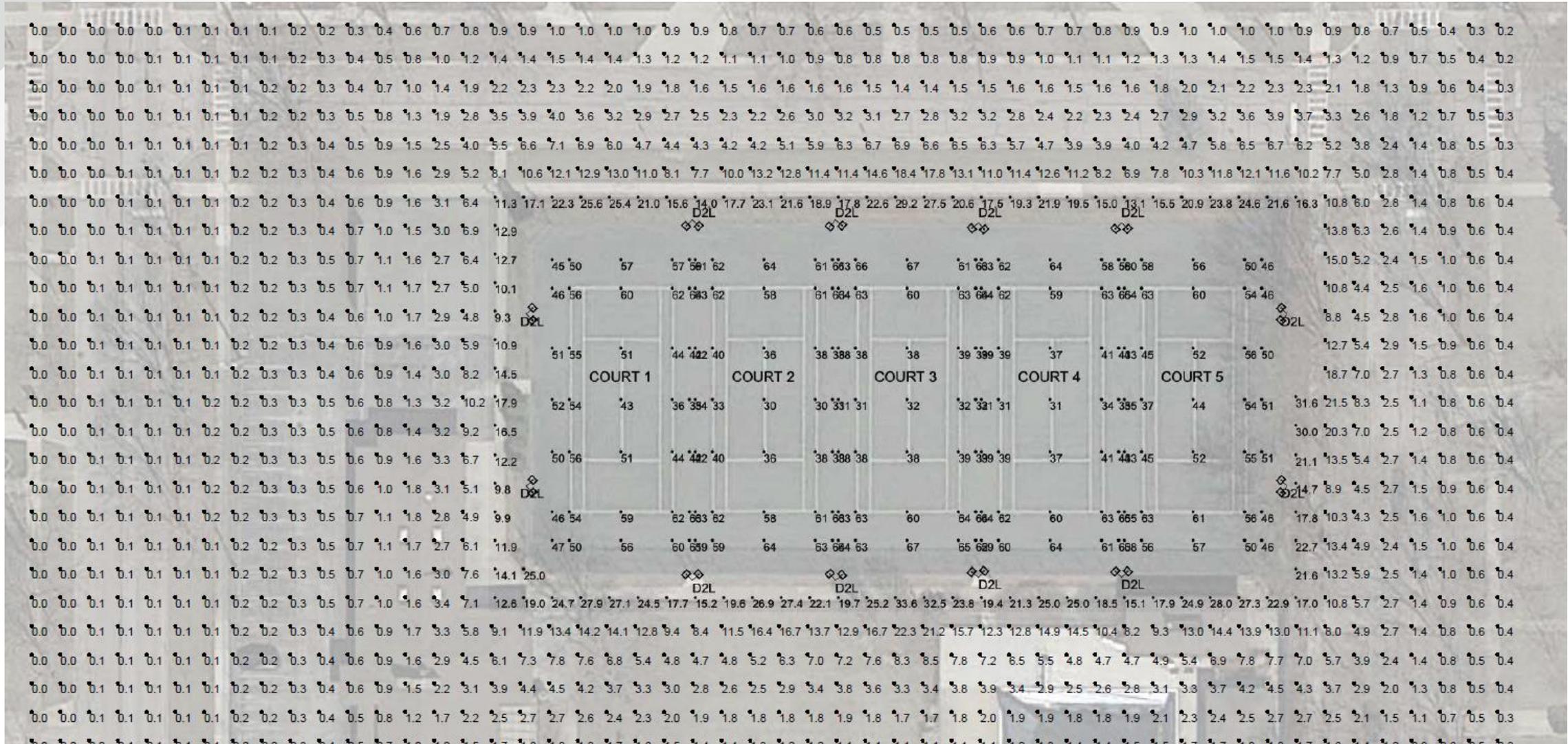
RIVER FOREST TENNIS CLUB 10-COURTS  
ST-HML800N-WIDE-NICHIA

# Photometrics and Illumination **at 800W**





# Photometrics and Illumination **at 800W** (Court Illumination and Light Spillage)



# Lighting Study Overview **at 400W**



Scale: 1 inch= 15 Ft.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	LLF	Mtg Height
	4	A2	Back-Back	ST-HML400N-WIDE	0.900	405.2
	0	B	Single	ST-HML400N-NARROW	0.800	399.2
	8	B2L	2 @ 90 degrees	ST-HML400N-NARROW	0.900	399.2

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Court 1	Illuminance	Fc	34.49	51	24	1.44
Court 2	Illuminance	Fc	38.23	52	28	1.37
Court 3	Illuminance	Fc	35.88	55	28	1.39
Court 4	Illuminance	Fc	39.23	55	29	1.35
Court 5	Illuminance	Fc	35.06	54	24	1.46
Spill Light	Illuminance	Fc	2.55	20.6	0.0	N.A.

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	A2	93	39	26	0	0
2	A2	43	32	26	0	0
3	A2	143	39	26	180	0
4	A2	193	39	26	180	0
5	B	-15	39	26	0	0
6	B	-15	77	26	0	0
7	B	-15	1	26	0	0
8	B	251	39	26	180	0
9	B	251	77	26	180	0
10	B	251	1	26	180	0
11	B2L	43	-24	26	90	0
12	B2L	93	-24	26	90	0
13	B2L	43	102	26	270	0
14	B2L	93	102	26	270	0
15	B2L	143	-23	26	90	0
16	B2L	143	101	26	270	0
17	B2L	193	-23	26	90	0
18	B2L	193	101	26	270	0

Mounting Height=26ft  
Tilt =0  
Calculation Grids Are 3ft Above Grade  
Light Loss Factor=0.9 (Maintained Footcandles)



3D RENDERING

THIS ANALYSIS IS BASED ON COMPUTER DATA DERIVED FROM FOOTCANDLE TESTS BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH ILLINOIS PROFESSIONAL SOCIETY APPROVED METHODS AND UNDER CONTROLLED CONDITIONS. QUALITY CONTROLING, UNIT TESTS, SERVICES, ETC. ARE NOT INCLUDED IN THE CALCULATIONS. ACTUAL MEASUREMENTS IN THE FIELD MAY VARY.

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#	Date	Comments
Revisions		

Drawn By: WF

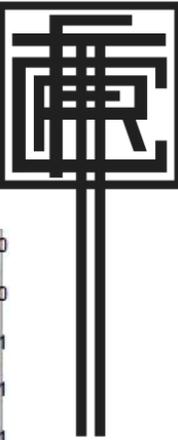
Checked By:

Date: 5/21/2024

Scale: 1"=15' (at 24"x36" Print Size)

RIVER FOREST TENNIS CLUB 5-COURTS

ST-HML400N-NARROW & WIDE



# Photometrics and Illumination **at 400W** (Court Illumination and Light Spillage)



# Proposed Tennis Court Lighting



## ■ Photometrics Summary (Light Spillage in footcandles)

### ■ Residential Sides

#### ■ Lathrop Ave (West)

- Min: 0.0
- Max: 0.0
- Avg: 0.0

#### ■ Jackson Ave (East)

- Min: 0.0 (from 0.2) (\*)
- Max: 0.1 (from 0.5) (\*)
- Avg: 0.078\* (from 0.4) (\*)

### ■ Non-Residential Sides

#### ■ Oak Ave – School (North)

- Min: 0.0
- Max: 1.0
- Avg: 0.59\*

#### ■ Quick Ave – Church (South)

- Min: 0.0
- Max: 1.0
- Avg: 0.55\*

\* Minimal true light affect

\* Doesn't take into consideration existing foliage and windscreen

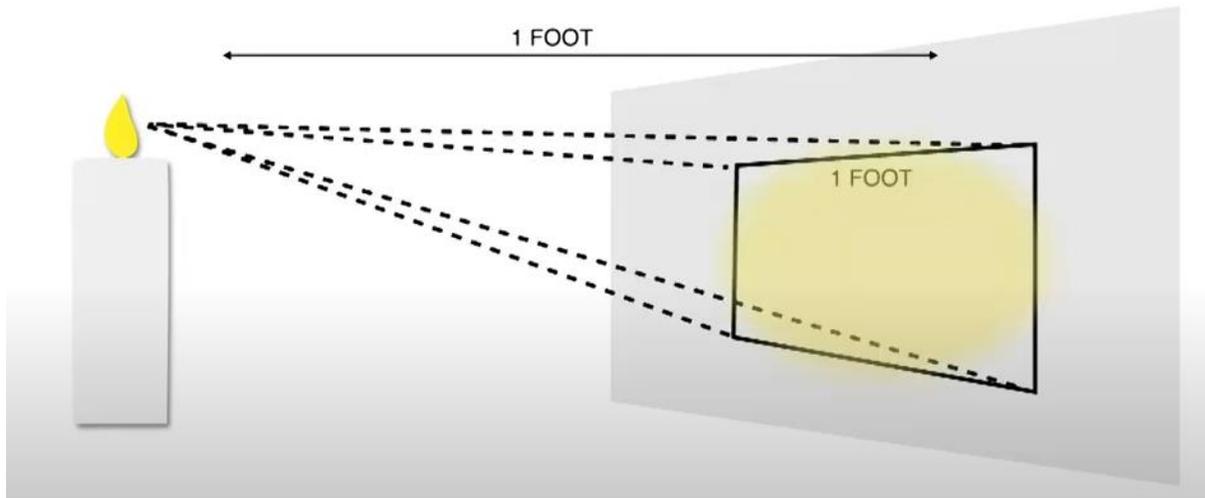
\* Doesn't take into consideration new arborvitaes and/or new thicker and opaque windscreen

# Proposed Tennis Court Lighting



- **Footcandles**

- Measurement of light intensity or amount of visible light given off by a source
- 1 footcandle = 1 Lumen
  - Set a candle 1 foot away from a wall. The amount of light filling up the square equals 1 Lumen.

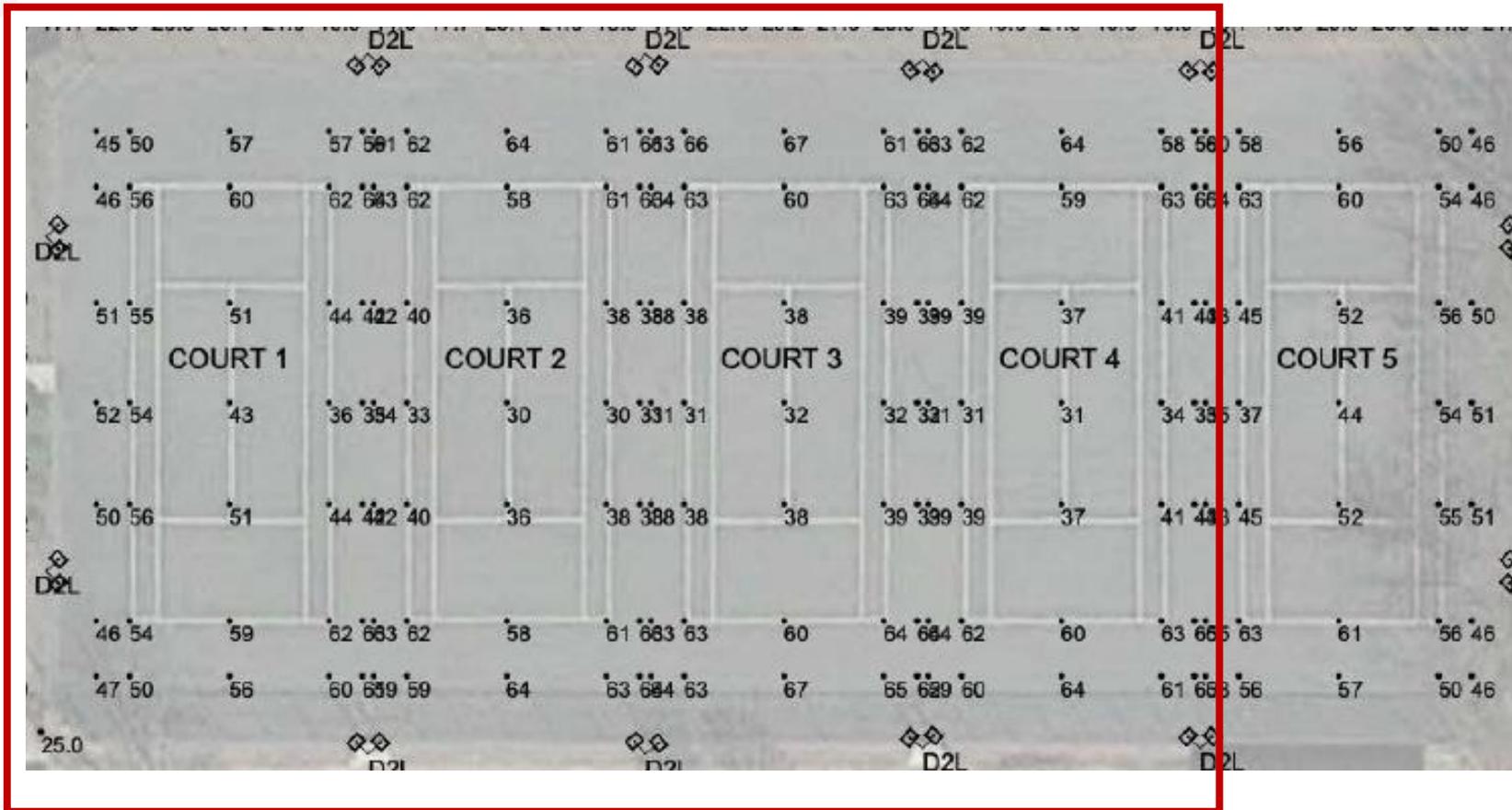


<u>Perspective</u>		
Gym	100 fc	
Office	50 fc	
Auto Showroom	50 fc	
Factory Floor	30 fc	
Hallway	10 fc	
Parking Garage	10 fc	
<b>Existing Lights</b>	<b>8.6 fc</b>	<b>(110x)</b>
<b>Jackson Ave Max</b>	<b>75.0 fc</b>	<b>(960x)</b>
<b>Proposed Lights</b>	<b>0.078 fc</b>	

# Proposed Tennis Court Lighting



- Photometrics Summary (Court Illumination) at 800W



- 8 Courts (30 ft poles)
  - Min: 30 fc
  - Max: 67 fc
  - Average: 51 fc

# Proposed Tennis Court Lighting



- Photometrics Summary (Illumination) at 800W

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Lum Watts	Mtg Height
§	24	D2L	2 @ 90 degrees	ST-LHM800N-WIDE-NICHIA	0.970	797.129	30

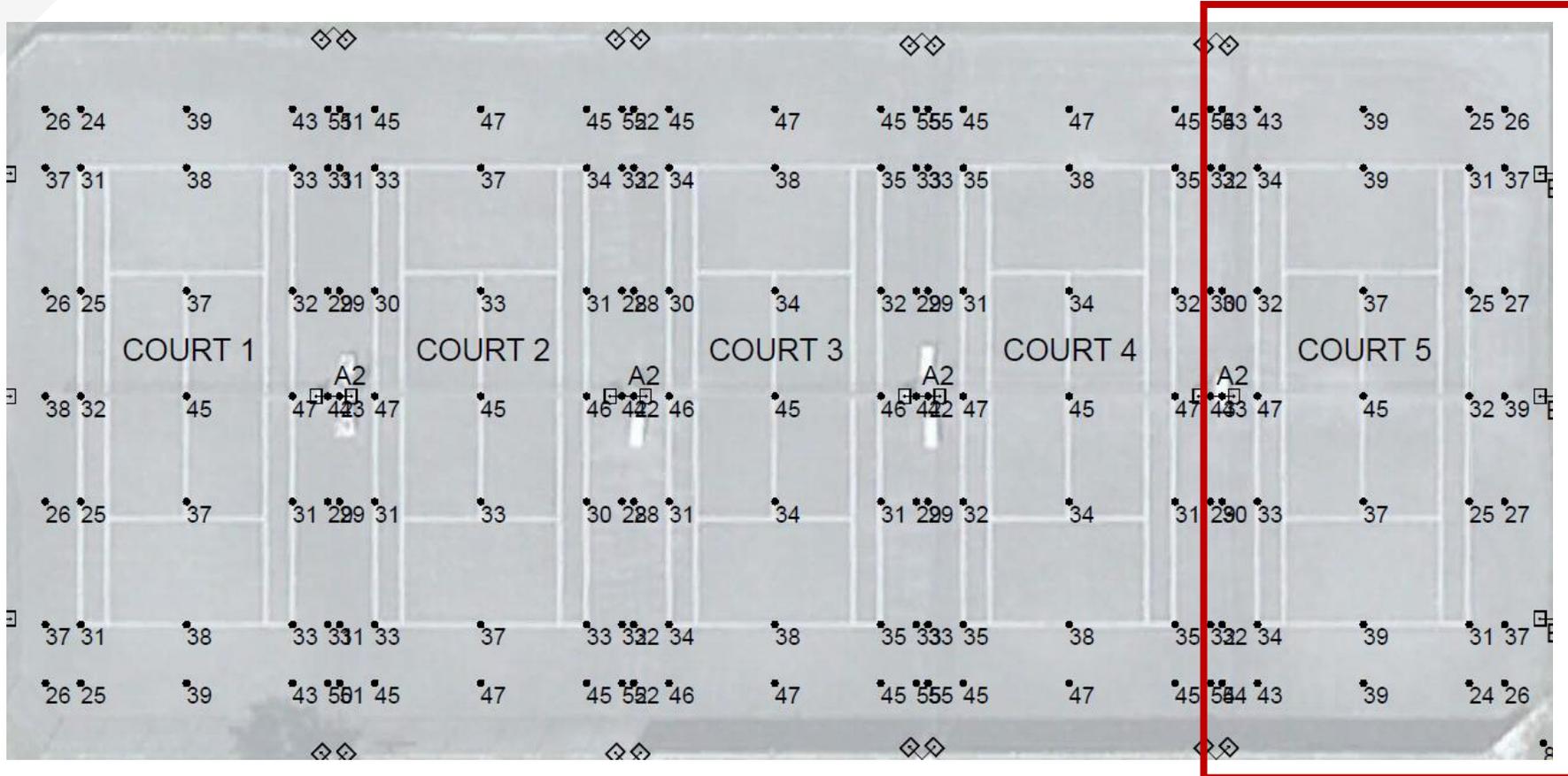
Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	D2L	43	-24	30	90	15
2	D2L	43	102	30	270	15
3	D2L	193	101	30	270	15
4	D2L	193	-23	30	90	15
5	D2L	93	-24	30	85	15
6	D2L	143	-23	30	95	15
7	D2L	93	102	30	275	15
8	D2L	143	101	30	265	15
9	D2L	44.6	-320.3	30	90	15
10	D2L	44.6	-194.3	30	270	15
11	D2L	194.6	-195.3	30	270	15
12	D2L	194.6	-319.3	30	90	15
13	D2L	94.6	-320.3	30	85	15
14	D2L	144.6	-319.3	30	95	15
15	D2L	94.6	-194.3	30	275	15
16	D2L	144.6	-195.3	30	265	15
17	D2L	-13.4	-287.3	30	0	15
18	D2L	252.6	-287.3	30	180	15
19	D2L	-13.4	-227.3	30	0	15
20	D2L	252.6	-227.3	30	180	15
21	D2L	-15	69	30	0	15
22	D2L	251	69	30	180	15
23	D2L	-15	9	30	0	15
24	D2L	251	9	30	180	15

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Court 01	Illuminance	Fc	52.00	64	35	1.49	1.83
Court 02	Illuminance	Fc	50.80	64	30	1.69	2.13
Court 03	Illuminance	Fc	51.74	67	31	1.67	2.16
Court 04	Illuminance	Fc	51.31	65	31	1.66	2.10
Court 05	Illuminance	Fc	52.23	65	35	1.49	1.86
Court 06	Illuminance	Fc	51.94	64	35	1.48	1.83
Court 07	Illuminance	Fc	50.80	64	30	1.69	2.13
Court 08	Illuminance	Fc	51.80	67	31	1.67	2.16
Court 09	Illuminance	Fc	51.31	65	31	1.66	2.10
Court 10	Illuminance	Fc	52.26	65	35	1.49	1.86
Spill Light	Illuminance	Fc	4.44	36.8	0.2	22.20	184.00

# Proposed Tennis Court Lighting



## Photometrics Summary (Court Illumination) at 400W



- 2 Courts (30 ft poles)
  - Min: 24 fc
  - Max: 54 fc
  - Average: 35 fc

# Proposed Tennis Court Lighting



- Photometrics Summary (Illumination) at 400W

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Lum Watts	Mtg Height
	4	A2	Back-Back	ST-HML400N-WIDE	0.900	405.2	26
	6	B	Single	ST-HML400N-NARROW	0.900	399.2	26
	8	B2L	2 @ 90 degrees	ST-HML400N-NARROW	0.900	399.2	26

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Court 1	Illuminance	Fc	34.49	51	24	1.44	2.13
Court 2	Illuminance	Fc	38.23	52	28	1.37	1.86
Court 3	Illuminance	Fc	38.86	55	28	1.39	1.96
Court 4	Illuminance	Fc	35.23	55	29	1.35	1.90
Court 5	Illuminance	Fc	35.06	54	24	1.46	2.25
Spill Light	Illuminance	Fc	2.55	20.6	0.0	N.A.	N.A.

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	A2	93	39	26	0	0
2	A2	43	39	26	0	0
3	A2	143	39	26	180	0
4	A2	193	39	26	180	0
5	B	-15	39	26	0	0
6	B	-15	77	26	0	0
7	B	-15	1	26	0	0
8	B	251	39	26	180	0
9	B	251	77	26	180	0
10	B	251	1	26	180	0
11	B2L	43	-24	26	90	0
12	B2L	93	-24	26	90	0
13	B2L	43	102	26	270	0
14	B2L	93	102	26	270	0
15	B2L	143	-23	26	90	0
16	B2L	143	101	26	270	0
17	B2L	193	-23	26	90	0
18	B2L	193	101	26	270	0

Mounting Height=26ft  
 Tilt =0  
 Calculation Grids Are 3ft Above Grade  
 Light Loss Factor=0.9 (Maintained Footcandles)

Photometrics Visualizations at 800W



Photometrics Visualizations at 800W

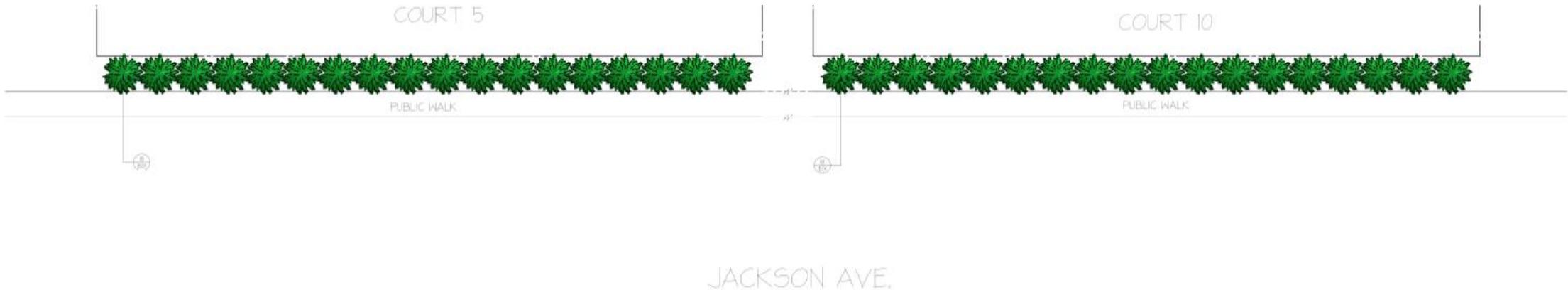


# Additional Light Blocking Measures



- **Option 1: Planting of Arborvitae on Jackson Ave (\*)**
  - Total: 36 arborvitae
  - Initial Height: 5' to 6'
  - Annual Growth: 1' to 2' each year

Key	Qty	Botanical Name	Common Name
Shrubs			
ED1	36	Thuja x 'Green Giant'	GREEN GIANT ARBORVITAE



## Additional Light Blocking Measures



## Additional Light Blocking Measures

- **Option 2: More Opaque Windscreen on Jackson Ave (\*)**
  - Not preferred by neighbors



# Perimeter Foliage & Shade – Non-Residential (Quick Ave)



- South Side: Quick Ave
- Adjacent to: First Presbyterian Church
- Note: Tree coverage on both sides and windscreen



## Perimeter Foliage & Shade – Non-Residential (Quick Ave)



- South Side: Quick Ave
- Adjacent to: First Presbyterian Church



## Perimeter Foliage & Shade – Non-Residential (Oak Ave)

- North Side: Oak Ave
- Adjacent to: Roosevelt Middle School
- Note: Tree coverage on both sides and windscreen



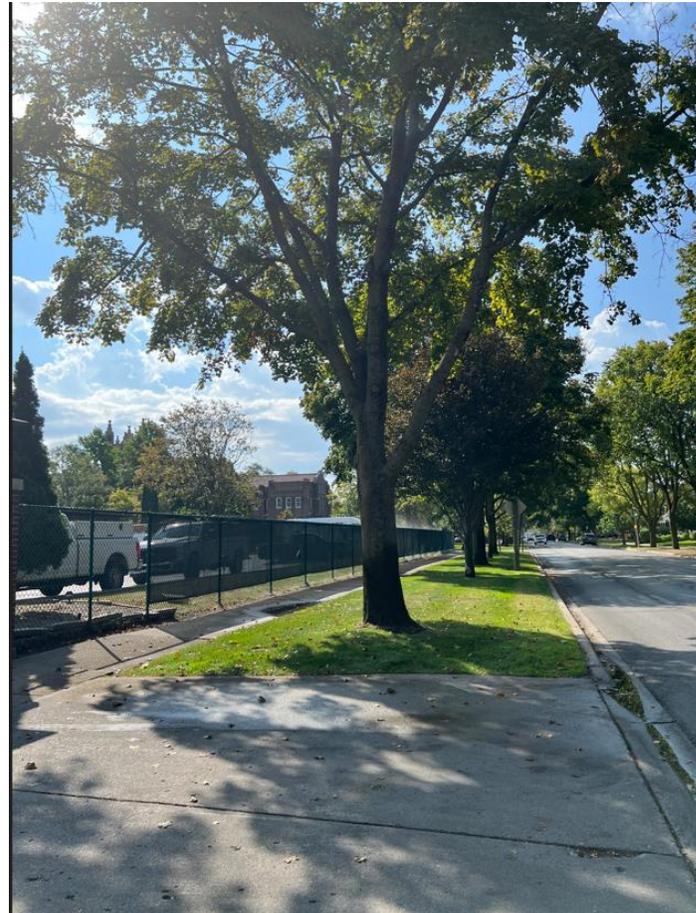
# Perimeter Foliage & Shade – Residential (Lathrop Ave)

- West Side: Lathrop Ave
- Note: Tree coverage on both sides, windscreen, and parking lot buffer

North Facing



South Facing



Parking Lot



# Perimeter Foliage & Shade – Residential (Jackson Ave)

- East Side: Jackson Ave
- Note: Tree coverage on both sides, windscreen, and large bushes



## Perimeter Foliage & Shade – Residential (Jackson Ave)

- East Side: Jackson Ave (South East side)
- Note: Shade on the court provided by the trees, bushes, and windscreen



## Perimeter Foliage & Shade – Residential (Jackson Ave)

- East Side: Jackson Ave (South East side)
- Note: Shade on the court provided by the trees, bushes, and windscreen



## Perimeter Foliage & Shade – Residential (Jackson Ave)

- East Side: Jackson Ave (North East side)
- Note: Shade on the court provided by the trees, bushes, and windscreen



## Perimeter Foliage & Shade – Residential (Jackson Ave)

- East Side: Jackson Ave (North East side)
- Note: Shade on the court provided by the trees, bushes, and windscreen



## Pole Height – Existing Flag Pole

- Lighting pole heights will be in line with existing flag pole, which is ~30 feet.
- Flag pole is dwarfed by large trees currently on property



# Lighting Product

- Light Type: G1-S3 LED Tennis Lights
- Vendor: Shinetoo Tennis and Pickleball Court Lighting



## G1-S3 LED

High Mast Lights

500W 600W 800W



IP65



CB

SAA



NICHIA

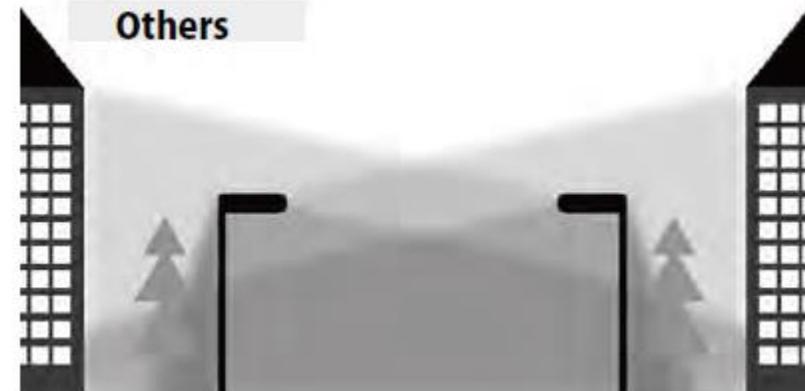
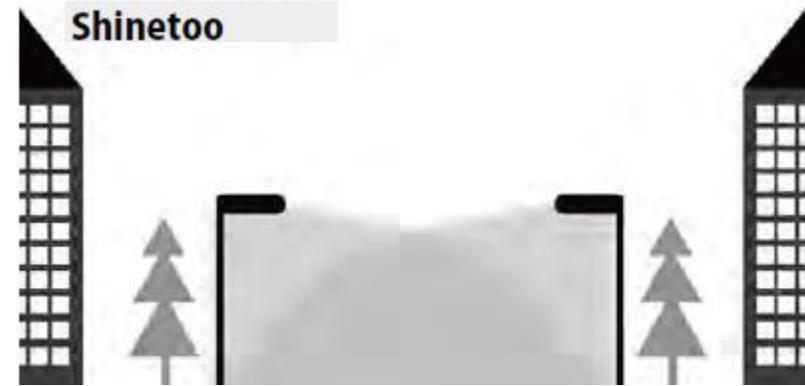
- Anti-Glare
- Asymmetric Indirect Light Design
- Full Cut-off



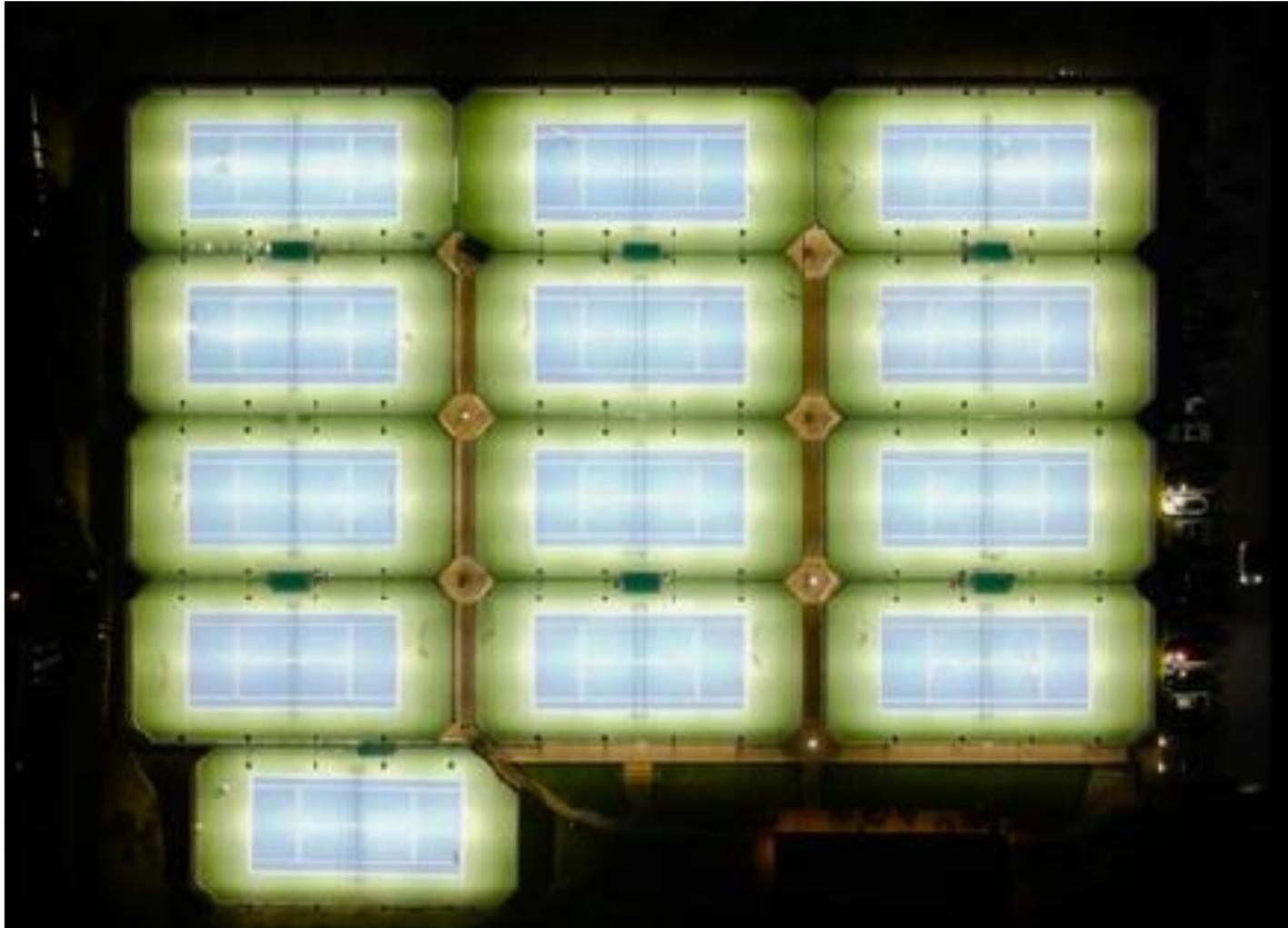
# Spill Light Control

Spill light refers to the light falling outside the object to be illuminated, it is a kind of light pollution.

When using outdoor tennis court lighting, the court area needs to be bright enough, not pilling back off of the court. Shinetoo's tennis court lights have a spill-proof light control nction, which helps to illuminate the playing surfaces correctly.



# Dark Sky Compliance and Design



# Dark Sky Compliance and Design



- **Refers to lighting practices and standards that:**
  - Minimize light pollution
  - Prevent skyglow
  - Protect night environments (residential zone, wildlife habitats, astronomical observatories)
  
- **Key Principles for Dark Sky Compliance**
  - Zero Uplight (U0 Rating)
    - Avoids illuminating the night sky (indirect asymmetric fixture)
  - Directional Fixtures
    - Minimizes light spillage
  - Color Temperature Limitations
    - Minimizes sky glow and ecological disruption
  - Smart Lighting Controls
    - Allows for scheduling so only in-use courts are lit
  - Photometrics Planning
    - Strategic fixture placements eliminates upward light waste



# Lighting Product



# Proposed Tennis Court Lighting



- **Adjacent Light Sources (\*)**
  - Three immediately adjacent buildings currently emit light
    - Roosevelt Middle School (to the North)
    - First Presbyterian Church (to the South)
    - River Forest Public Library (to the North)
  - Following pictures were taken around 10pm on October 29, 2024
  - Two important items to note:
    - Most of the lights are **open light bulbs without any shields**, resulting in:
      - More light spillage
      - 360° light exposure – Can see the light when looking at it from any direction
    - There is **visible light spillage on the neighbor's sidewalk**
    - This is the opposite of the proposed tennis lights

# Adjacent Light Sources – Roosevelt Middle School



# Adjacent Light Sources – Roosevelt Middle School



# Adjacent Light Sources – Roosevelt Middle School



# Adjacent Light Sources – Roosevelt Middle School



# Adjacent Light Sources – Roosevelt Middle School



(75 fc)

Brighter than the brightest light at RFTC

# Adjacent Light Sources – Library and Parking Lot



# Adjacent Light Sources – Library and Parking Lot



# Adjacent Light Sources – First Presbyterian Church



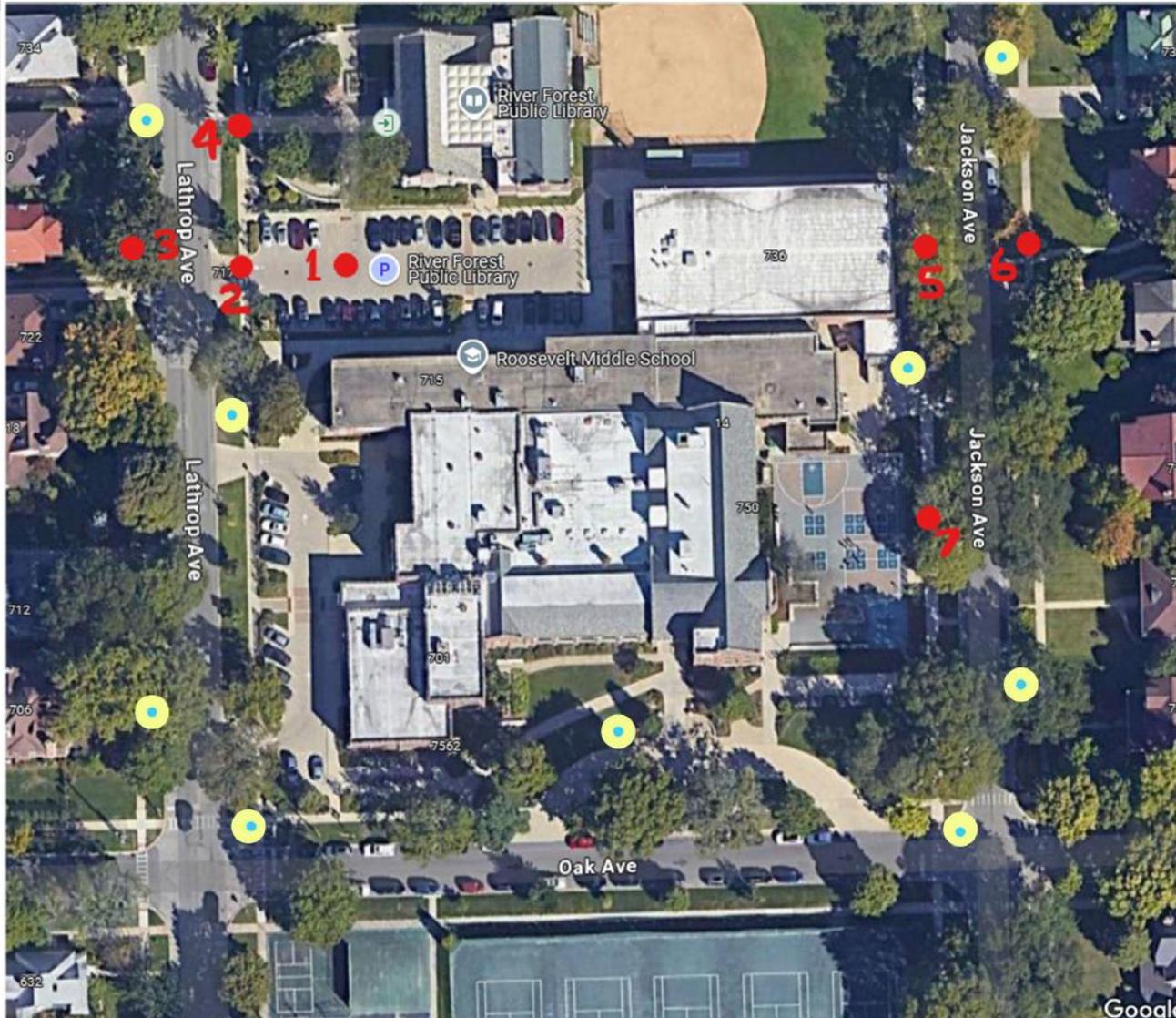
# Adjacent Light Sources – First Presbyterian Church



# Adjacent Light Sources – First Presbyterian Church



## Existing Light Conditions of Surrounding Area



### Light Readings in Foot Candles

#### Red Dots

- 1 4.7 fc
- 2 2.0 fc
- 3 0.4 fc
- 4 0.5 fc
- 5 75.0 fc
- 6 1.9 fc
- 7 9.2 fc

#### Yellow Dots

- All 8.6 fc

- All readings taken from sidewalks except #1 which was taken from center of parking lot



## Existing Light Conditions of Surrounding Area



- Light Readings in Foot Candles
  - Red Dots
    - 8      0.9 fc
    - 9      1.0 fc
  - Yellow Dots
    - All      8.6 fc
- All readings taken from sidewalks except #1 which was taken from center of parking lot

# Proposed Tennis Court Lighting



## ■ Photometrics Summary (Light Spillage in footcandles)

### ■ Residential Sides

#### ■ Lathrop Ave (West)

- Min: 0.0
- Max: 0.0
- Avg: 0.0

#### ■ Jackson Ave (East)

- Min: 0.0 (from 0.2)
- Max: 0.1 (from 0.5)
- Avg: 0.078\* (from 0.38)

### ■ Non-Residential Sides

#### ■ Oak Ave – School (North)

- Min: 0.0
- Max: 1.0
- Avg: 0.59\*

#### ■ Quick Ave – Church (South)

- Min: 0.0
- Max: 1.0
- Avg: 0.55\*

<u>Perspective</u>	
Gym	100 fc
Office	50 fc
Auto Showroom	50 fc
Factory Floor	30 fc
Hallway	10 fc
Parking Garage	10 fc
<b>Existing Lights</b>	<b>8.6 fc (110x)</b>
<b>Jackson Ave Max</b>	<b>75.0 fc (960x)</b>
<b>Proposed Lights</b>	<b>0.078 fc</b>

\* Minimal true light affect

\* Doesn't take into consideration existing foliage and windscreen

\* Doesn't take into consideration new arborvitaes and/or new thicker and opaque windscreen

# Proposed Tennis Court Lighting



- **Letters of Support and of No Concern**

- District 90 (Roosevelt Middle School)

- Neighbor to the North

- “District 90 does not believe that your proposed project introduces any negative operational implications for Roosevelt Middle School. As an institutional neighbor to the River Forest Tennis Club on Oak Avenue, the District has no areas of concern or opposition to register regarding the proposed lighting project.”

- First Presbyterian Church

- Neighbor to the South

- “First Presbyterian Church does not envision any negative operational impacts from the proposed lighting project. We have no concerns or opposition to register regarding the project.”

# Proposed Tennis Court Lighting



- **Letters of Support and of No Concern**

- RFTC Members

- On April 7, 2024, the River Forest Tennis Club asked its members if they were interested in the possibility of adding lights to our tennis courts. The members voted overwhelming in favor of adding the lights.

- ~80%: Of the ~400 active families, 316 families responded

- ~90%: Of the 316 families that responded, 283 voted in favor of the lights

- As mentioned in our presentation, RFTC represents nearly 400 families across at least 4 towns (River Forest, Oak Park, Elmwood Park, and Forest Park)

- 85% live in River Forest

- 5% live in Oak Park

- 5% live in the surrounding suburbs

- 5% live outside the state

- *Every entry was unique (There were no duplicate entries), however, a small, statically insignificant, number of votes came from two members of the same family (e.g. husband and wife each voted)*

# Proposed Tennis Court Lighting



- **Neighbor Meeting**

- **Date & Time:** Wednesday, March 12, 2025 at 7:00 p.m.
- **Location:** Room 200 in Christopher Center at Concordia University, 7400 Augusta St
- **Invitees:** RF residents within a 1,000 ft radius (expanded from 500 ft) (\*)
- **Attendance:** ~50 residents (~50% non-RFTC)
- **Summary:**
  - Meeting notes are attached
  - Emails sent to applicant and/or village are attached

# Proposed Tennis Court Lighting



- **Legal Opinion Letter**

- Completed by the law firm Elrod Friedman LLP

- Findings

- **RFTC has fulfilled its obligations and requirements to ensure a complete and holistic application and is within its rights to install the proposed tennis court lighting**
  - Confirmed the assumptions in this deck
  - Without lights, the hours of operation are extremely limited (**restriction of use**)
  - Ensure that its members can enjoy the Facility for limited evening hours in the same manner that residents can use the lit courts in the parks, schools and other facilities, including at Keystone Park and Concordia.
  - The proposal will have **no material negative impact** on the surrounding properties
  - RFTC revised the plans to **eliminate light spillage** on Lathrop Avenue and eliminate any material light spillage on Jackson Avenue
  - The operational plans for the Facility will ensure that no neighboring properties are adversely impacted
  - RFTC is committed to being a partner in the community and undertook **extensive due diligence**
  - The proposed improvements represent a modest but critically important request
  - Lighting at tennis courts is a **standard practice** which is exemplified by the fact that many outdoor tennis courts in the Village already have lights, including nearby Keystone Park.
  - The Proposed Improvements satisfy all of the **standards of review** set forth in that subsection

# Proposed Tennis Court Lighting



## ■ Adjustments to Project Based on Neighbor and Village Recommendations

- Light
  - Eliminated light spillage on Lathrop Ave
  - Nearly eliminated light spillage on Jackson Ave to avg of 0.078 FC by decreasing to 400W LEDs from 800W
    - Eliminated in some spots down to 0.0 FC from 0.2 FC
  - Planting 36 arborvitae trees on Jackson Ave to block more sound and light
  - Conducted an additional photometric study on surrounding/adjacent buildings
    - Data show light spillage from School, Library, and Church are 110x brighter than proposed tennis lights
      - 960x brighter at the brightest point on Jackson Ave
  - Adhered to USTA and IES professional standards (Lower in many cases, in neighbors' favor)
    - All 10 courts are underlit for our Class III rating, and 2 courts are even underlit at the lower Class IV rating
    - Used a much more aggressive Light Loss Factor (97% vs 70%), which in turn overestimates light spillage
  - Adhered to Dark Sky Compliance and Design
  - Decreased end time to 9:30pm from 10pm, resulting in only 80 minutes of additional play from May to August
  - Open to replacing/upgrading the windscreens to block more sound and light
- Sound
  - Planting 36 arborvitae trees on Jackson Ave to block more sound and light
  - Open to replacing/upgrading the windscreens to block more sound and light

# Proposed Tennis Court Lighting



## ■ Adjustments to Project Based on Neighbor and Village Recommendations

- Additional Detail
  - Doubled the notification zone for the neighbor meeting from 500 ft to 1,000 ft
    - Also, posted on Facebook
  - Only allow lights from April 1st to October 31<sup>st</sup>
  - Members to book the courts closest to the center of the property first
    - Farthest from residential streets of Lathrop Ave and Jackson Ave
    - Courts lighted on an individual basis and only when being used
  - Provided further detail on resident makeup
  - Delayed the neighbor meeting until after the holidays
  - Delayed the DRB meeting until summer was over
- Unrelated to tennis court lights
  - Pool Lights
    - Recently upgraded them to directional LEDs
    - Will be further tilting them down to decrease light spillage
  - Pickleball
    - We will not be asking for the pickleball courts to be lit
    - No pickleball until 8am



# APPENDIX



# Proposed Tennis Court Lighting

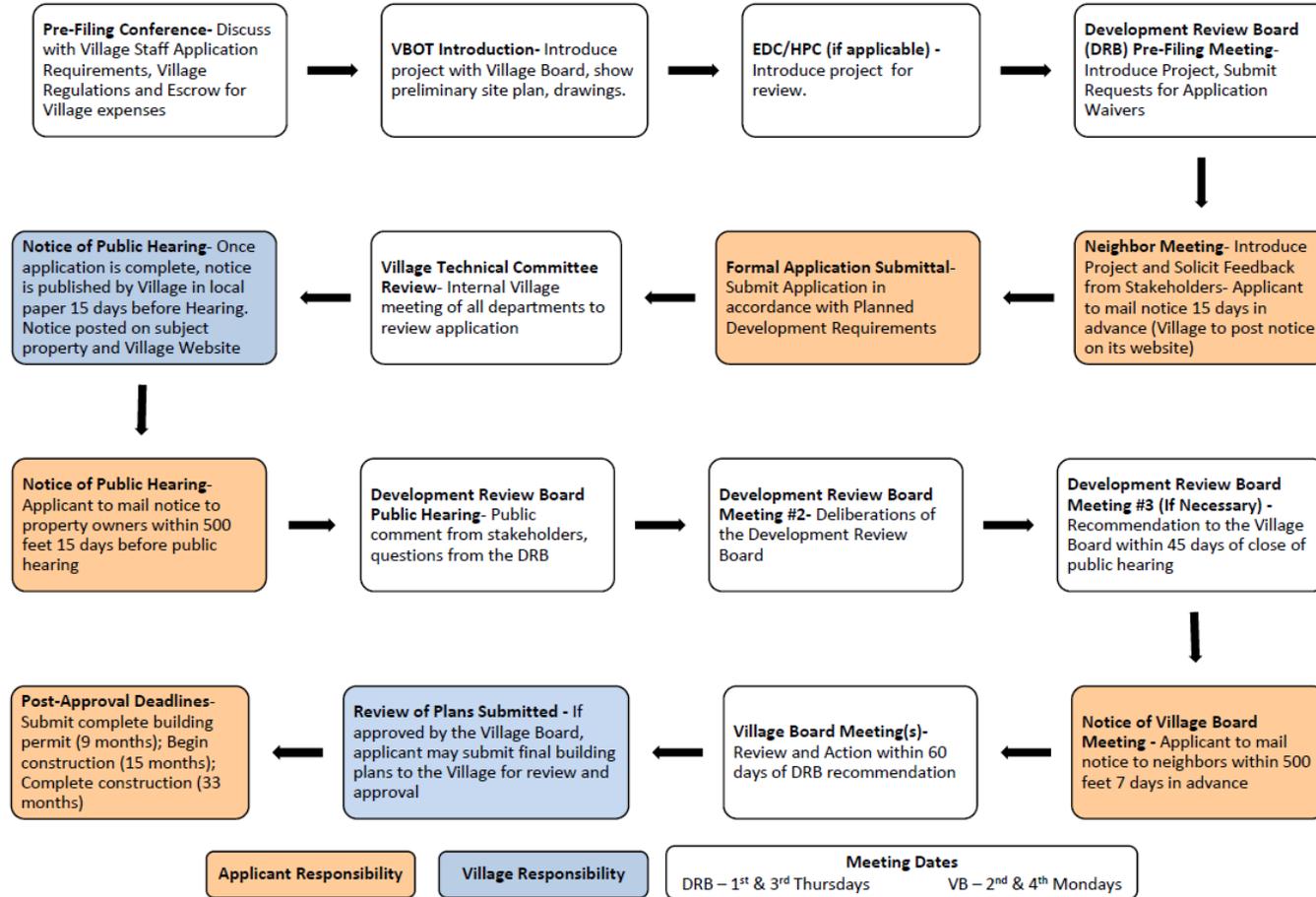


- **Current Project Status**
  - Application phase
  - We met with the:
    - Village Staff (Pre-Filing Conference)
    - Village Board of Trustees (Introduction)
    - Development Review Board (Pre-Filing Meeting)
    - Neighbor Meeting
    - Technical Review Meeting

# Proposed Tennis Court Lighting



## Village of River Forest Planned Development Process



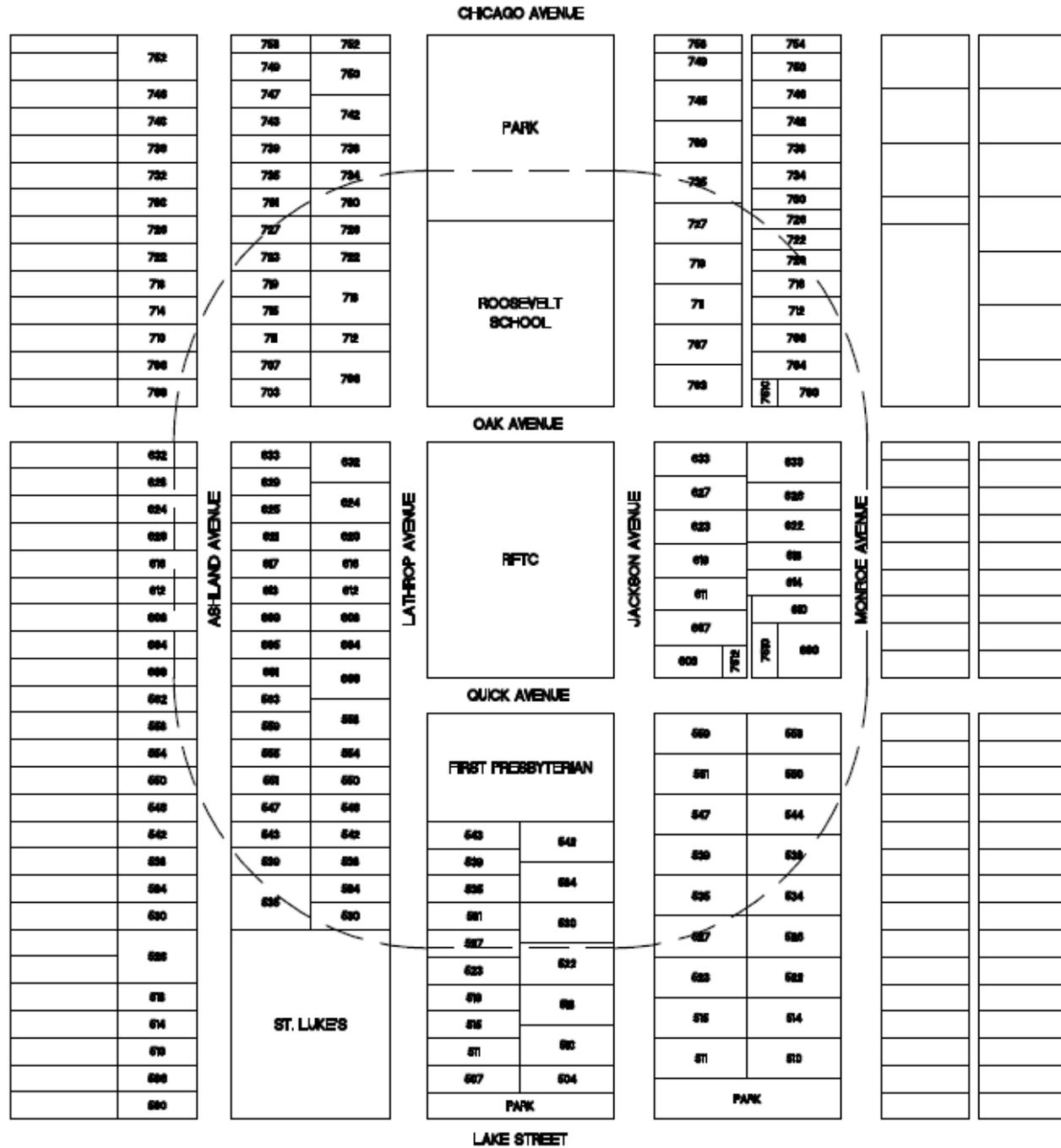
# Proposed Tennis Court Lighting



- **Proposed Vendor**

- Shinetoo Lighting USA, LLC
  - 708 Armstrong Dr, Buffalo Grove, IL 60089
  - Website: <https://www.shine2sportslighting.com/>
- Recent similar projects
  - River Forest Park District with Shinetoo Sports fixtures
    - Keystone Park – East Field at 401 Thatcher Ave, River Forest, IL 60305
    - Multi-Purpose (3 Fields: Soccer/Baseball/Baseball)
    - Currently working with River Forest Park District for Volleyball/Ice Rink with Shinetoo G1-Series fixtures
  - Skokie Park Tennis Center with Shinetoo G1-Series fixtures
    - 8330 Niles Center Rd, Skokie, IL 60077
    - <https://shine2sportslighting.com/project-details/court-lighting-at-skokie-park-district-tennis-center>
    - Pole height is 40'.
  - Platform Tennis Courts with Shinetoo G1-Series fixtures
    - Wilmette - West Park: 3555 West Park Dr, Wilmette, IL 60091
  - River Trails Park District – Aquatic Center with Shinetoo G1-Series fixtures
    - Woodland Trails Pools: 1500 E Euclid Ave, Mt Prospect, IL 60056

# Surrounding Area Plan 500 feet





# RIVER FOREST TENNIS CLUB

ESTABLISHED 1905



## CONTACT INFORMATION

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