



VILLAGE OF RIVER FOREST MEETING OF THE ECONOMIC DEVELOPMENT COMMISSION

Wednesday, February 4, 2026 – 6:00 PM
Village Hall – Community Room, 400 Park Ave., River Forest, IL

AGENDA

You may submit written public comments in advance of the meeting by emailing them to publiccomment@vrf.us. Public comments and any responses will be shared with the Commission. If you wish to speak during Public Comments, please email publiccomment@vrf.us by 5:00 p.m. on Wednesday, February 4, 2026. Please note that only those attending the meeting in person will be able to provide Public Comments. The meeting will be available for listening only through Zoom at <https://us02web.zoom.us/j/89153263474> or by phone at 312-626-6799 using Meeting ID: 891 5326 3474.

1. Call to Order/Roll Call
2. Public Comment
3. Approval of Minutes – January 7, 2026
4. Madison Street Development – Commercial Space – Presentation (No Action)
5. Other Business
6. 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. Every effort will be made to allow for meeting participation.

**MINUTES OF THE MEETING OF THE
VILLAGE OF RIVER FOREST
ECONOMIC DEVELOPMENT COMMISSION**

January 7, 2025

A special meeting of the Village of River Forest Economic Development Commission was held on Wednesday, January 7, 2025, at 6:00 p.m. in the Community Room of Village Hall, 400 Park Avenue, River Forest, Illinois.

1. CALL TO ORDER/ROLL CALL

Assistant Administrator Spencer called the meeting to order at 6:05 p.m. Meeting started by calling roll. Upon roll call, the following people were:

Present: Commissioners Raj Chiplunkar, Elizabeth Muhr, Scott Elza, and Matt Carolan

Absent: Chairman Cuyler Brown and Commissioner Tim Brangle

Also Present: Assistant Village Administrator Jessica Spencer and Deputy Clerk Luke Masella

Commissioner Chiplunkar noted that Chairman Brown was unable to attend tonight's meeting, so a Chairman Pro-Tem should be elected for this meeting.

A MOTION was made by Commissioner Elza and seconded by Commissioner Muhr to elect Commissioner Chiplunkar as Chairman Pro-Tem for this meeting. By a voice vote, the motion passed.

2. PUBLIC COMMENT

There was none.

3. INTRODUCTION OF COMMISSIONERS

Chairman Pro-Tem Chiplunkar chose to skip this item at this time.

**4. APPROVAL OF MINUTES – DECEMBER 3, 2025 AND EXECUTIVE SESSION
MINUTES OF DECEMBER 3, 2025**

A MOTION was made by Commissioner Elza and seconded by Commissioner Muhr to approve the minutes from December 3, 2025. By a voice vote, the motion passed.

**5. CONTINUED DISCUSSION REGARDING BUSINESS COMMUNITY
RETENTION/SUPPORT STRATEGIES AND COMMUNICATION**

Assistant Administrator Spencer updated that in December, the Village President attended a settlement conference between the former developer and Wintrust Bank. After several hours of discussion, the parties were unable to reach an agreement, however the Judge assured the Village that the site will continue to be properly maintained as they work towards a resolution. The next hearing date is January 29, 2026.

Commissioner Carolan asked if the property was being marketed for sale, Assistant Administrator Spencer confirmed that JLL was brokering the property since last February. Chairman Pro-Tem Chiplunkar asked what is going to happen next in the development process, Assistant Administrator Spencer stated that the Village Board was look forward to a proposed project announcement soon.

Also in December, Assistant Administrator Spencer and Commissioner Muhr briefly met to discuss the Business webpages on the Village's site to discuss improvements. These pages will continue to be updated to increase clarity and further work to support businesses in the Village.

Chairman Pro-Tem Chiplunkar asked about website traffic. Assistant Administrator Spencer said that the website host doesn't maintain metrics such as traffic. Discussion ensued regarding general visits to the website and potentially seeking a different web host that would provide statistics.

Assistant Administrator Spencer provided some business updates, including that Studio 19 Barre & Fitness recently installed a new awning at their location on North Avenue and received a grant from the Façade Program. This is the 2nd business to participate since its inception. Also, she noted that Whole Foods has begun working on the remodel in the existing space and is optimistic that they will have their renovations complete in the late spring. Discussion ensued regarding the renovations as well as the issuance of liquor licenses in the Village.

6. NORTH AVE MARKETING STRATEGY DISCUSSION

Assistant Administrator Spencer and Commissioner Brangle are still working on this project, optimistic to meet in the coming days to craft directions for the consultants.

7. OTHER BUSINESS

There was none.

8. ADJOURNMENT

A MOTION was made by Commissioner Muhr and seconded by Commissioner Carolan to adjourn the meeting of the Economic Development Commission at 6:21p.m.

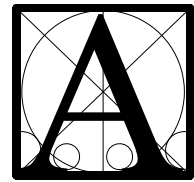
Respectfully Submitted:

Jessica Spencer, Assistant Village Administrator

Date: _____

PRELIMINARY CONCEPT DRAWING

7620 Madison Street
River Forest, Illinois



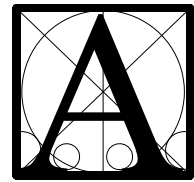
X I O S ARCHITECTS AND CONSULTANTS L.T.D.

188 N. WELLS
SUITE 300
CHICAGO, ILLINOIS 60606

PH. 312.750.1333
FAX. 312.750.1335

PRELIMINARY CONCEPT DRAWING

7620 Madison Street
River Forest, Illinois



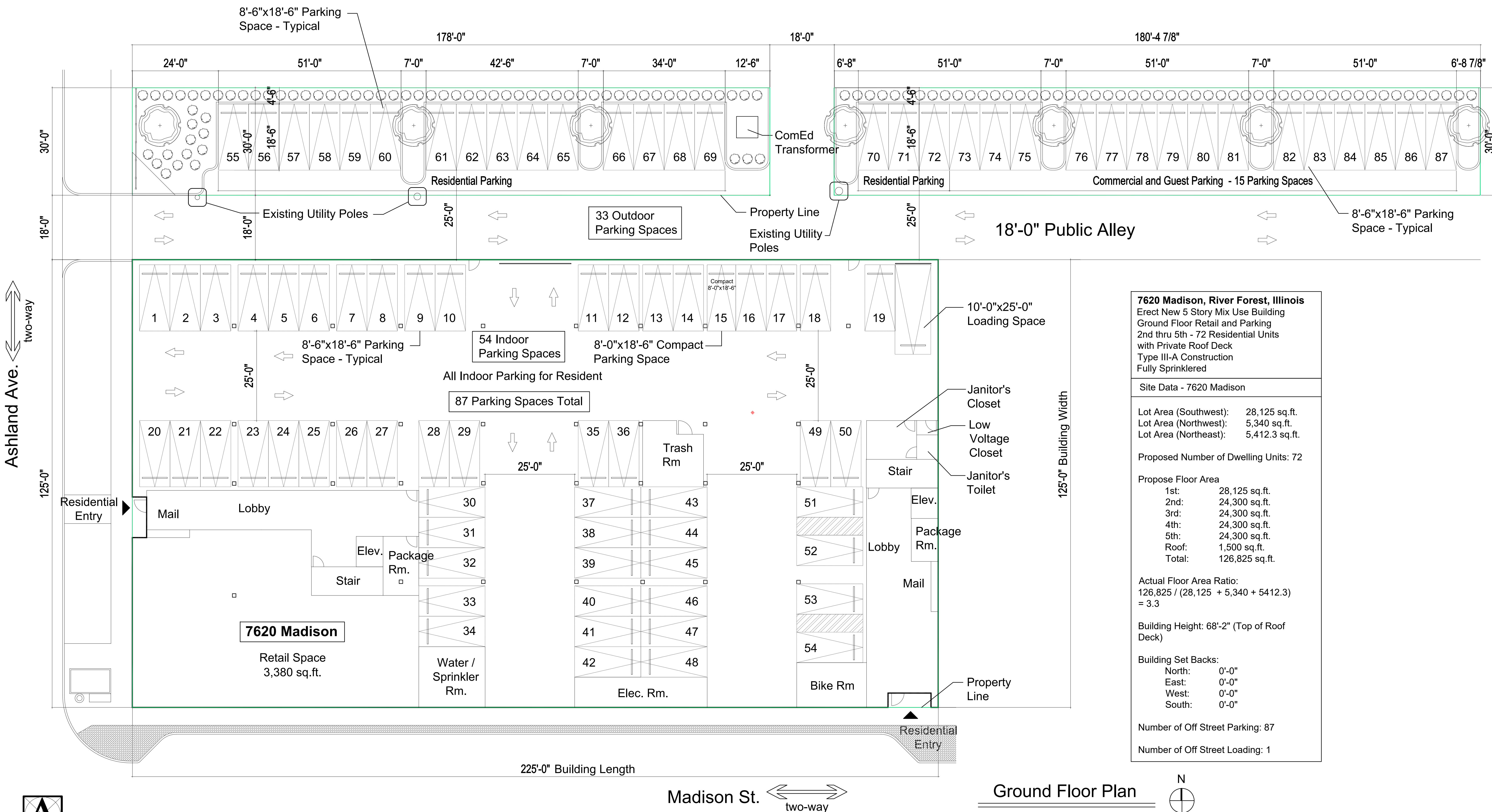
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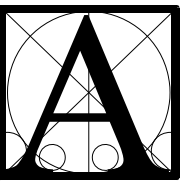
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PRELIMINARY CONCEPT DRAWING

7620 Madison Street
River Forest, Illinois



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



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SUITE 300
CHICAGO, ILLINOIS 60606

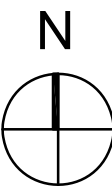
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Elec. Rm.

Private Gym

Ground Floor Plan

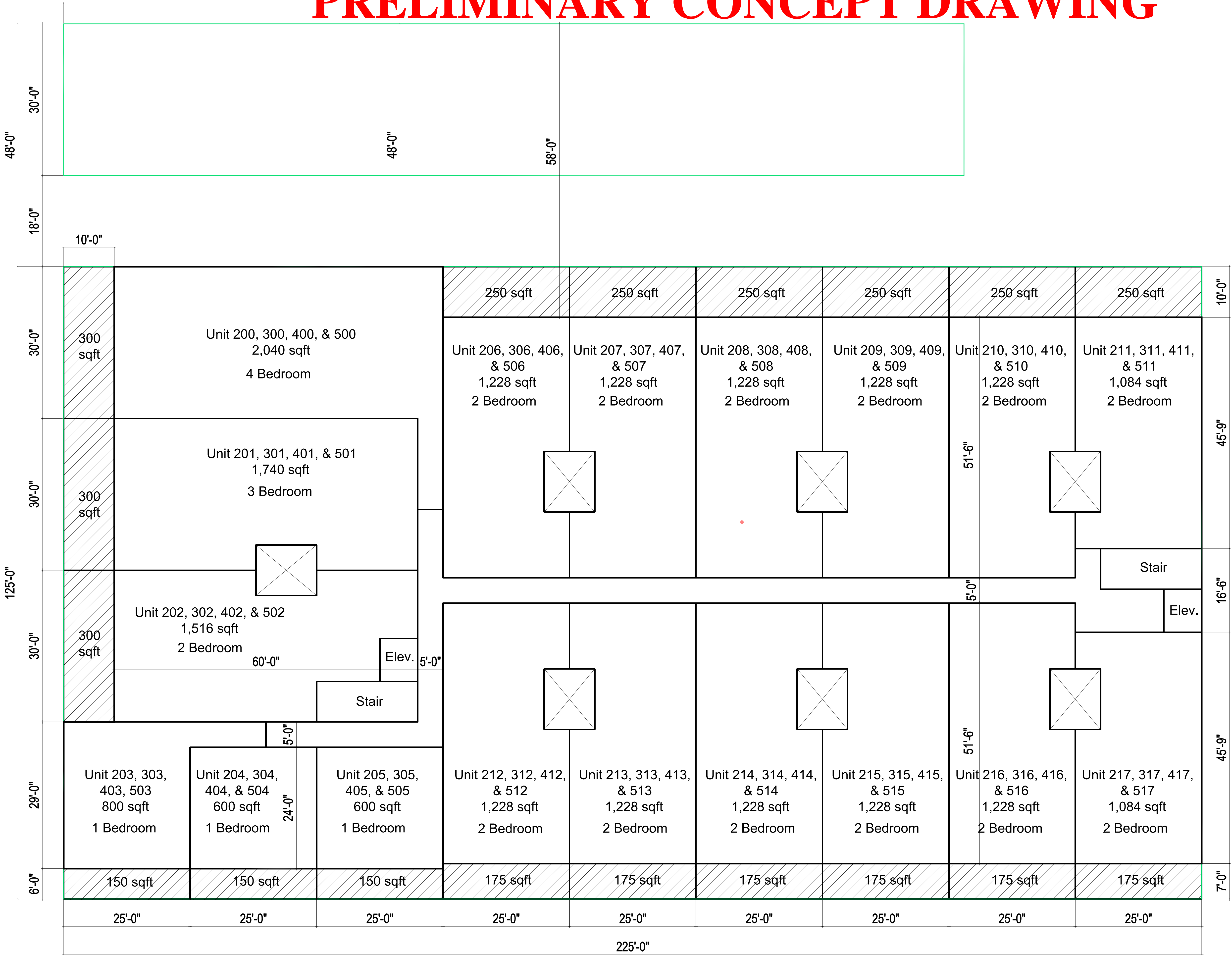
Scale: 1" = 25'-0"



PRELIMINARY CONCEPT DRAWING

7620 Madison Street
River Forest, Illinois

Ashland Ave.
two-way

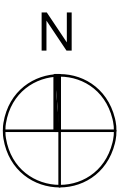


Residential Unit Data			
Unit #	Square Footage	Number of Bedrms	Deck sq.ft.
Unit 200, 300, 400, & 500	2,040 sq.ft.	4 Bedrms	300 sq.ft.
Unit 201, 301, 401, & 501	1,740 sq.ft.	3 Bedrms	300 sq.ft.
Unit 202, 302, 402, & 502	1,516 sq.ft.	2 Bedrms	300 sq.ft.
Unit 203, 303, 403, & 503	800 sq.ft.	1 Bedrms	150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

Madison St. two-way

2nd Thur 5th Floor Plan

Scale: 1" = 20'-0"



PRELIMINARY CONCEPT DRAWING

7620 Madison Street
River Forest, Illinois



South Elevation

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

PRELIMINARY CONCEPT DRAWING

7620 Madison Street
River Forest, Illinois



West Elevation

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