



RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA

A Meeting of the River Forest Development Review Board will be held on Thursday, July 9, 2026, at 7:00 P.M. the SMG Athletic Facility (Door #8) of Trinity High School, 7574 Division, River Forest, Illinois.

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 Board. If you wish to speak during Public Comment or the Public Hearing, please email publiccomment@vrf.us by 5:00 p.m. on Thursday, July 9, 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/88284719344> or call (312) 626-6799 and use meeting ID 882 8471 9344

- I. Call to Order/Roll Call
- II. Minutes of February 19, 2026, Development Review Board Meeting
- III. Public Hearing Regarding Application #26-0009, An Application for Planned Development to Construct a Mixed-Use Development at 7620 Madison Street, 11 Ashland Avenue, and 10 Lathrop Avenue
 - a. Discussion, Deliberation, and Recommendation for Application #26-0009
- IV. Approval of the Findings of Fact for Application #26-0009
- V. Public Comment
- VI. 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: publiccomment@vrf.us. Every effort will be made to allow for meeting participation.

**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
February 19, 2026**

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, February 19, 2026, 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 7:02 p.m. Upon roll call, the following people were:

Present: Chairman David Crosby, Members Jane McCole, Ron Lucchesi, Elias Yanaki and Mary Shoemaker and Corina Davis (Zoom)

Absent: Members Maryanne Fishman

Also Present: Assistant Village Administrator Jessica Spencer, Deputy Clerk Luke Masella, and Attorney Anne Skrodzki

A MOTION was made by Member Shoemaker and **SECONDED** by Member Lucchesi to allow Member Davis to attend the meeting via Zoom.

By a voice vote, the motion passed.

II. Minutes of December 4, 2025

A MOTION was made by Member Lucchesi and **SECONDED** by Member to approve the minutes of the December 4, 2025, meeting.

Ayes: Chairman Crosby, Members McCole, Lucchesi, Yanaki, Davis, and Shoemaker

Nays: None

The motion passed.

III. Application #26-009, An Application for Planned Development to Construct a Mixed-Use Development at 7620 Madison Street, 11 Ashland Avenue, and 10 Lathrop Avenue

Chairman Crosby introduced the topic and laid out some guidelines for the discussion. He reminded the public that the developer would present the project this evening but the application has yet to be completed at this time. There have been no application waivers requested. Assistant Administrator Spencer introduced the developer, Five Thirty One Partners, and Viktor Jakovljevic presented.

Mr. Jakovljevic explained the structure of the development group, noting the partnership between him and Chuck Westphal. He proceed to discuss the most recent projects.

Chairman Crosby confirmed that there is no request for any application waivers. Mr. Jakovljevic said that he is not asking for any waivers.

Chairman Crosby asked about having retail along the entire front of Madison. Mr. Jakovljevic said that it would require less parking to be included on the first floor, so that was not the plan.

Chairman Crosby asked about the height of the parapet for the southwest height of the building, as well as the bulkhead in the drawings. Mr. Jakovljevic responded that it was 72 feet tall at the parapet wall and 84 feet at the bulkheads.

Chairman Crosby asked for samples of the materials to be used. Mr. Jakovljevic said that he would provide that with the application.

Member Shoemaker asked for the landscape plan. Mr. Jakovljevic pointed out the rendering with the landscaping in this presentation.

Member McCole asked about the trees on the northern edge of the property. Mr. Jakovljevic clarified the distances proposed between the northern edge of the building to the northern edge of the property line. Mr. Jakovljevic stated that there was 58 feet on the ground floor and there was a setback on the second floor and above.

Member Lucchesi asked about egress onto Madison instead of the alley. Mr. Jakovljevic stated that they looked at it, however the utilities appeared to make that challenging, but they were exploring that option.

Member Davis asked about ride share and deliveries. Mr. Jakovljevic stated that this was under discussion with the Village but there was an idea for a curb cut on the Ashland side. Member McCole asked about a curb cut on the Madison side, Mr. Jakovljevic said that he would welcome the discussion with the Village.

Chairman Crosby asked for Mr. Jakovljevic to introduce other members of the team. He introduced Bobby Marti, Chuck Westphal, David Nick and Tom Moore.

Chairman Crosby asked about some of the architecture details on the southern elevation of the building. He also noted the appearance of the top of the building.

Member Davis asked what alternative massing options were available regarding height, unit mix. Mr. Westphal noted that the unit mix was still under discussion, the building height and density are very important and make the development significantly less economical with eliminations.

Member Shoemaker asked about parking underground. Mr. Westphal stated that they had looked at it, however it would have significant costs that would likely make the project impossible.

Member Davis asked about the assumed car ownership rates for each unit. Mr. Jakovljevic noted there is one-to-one parking plus 18 spots, in addition to 15 guest parking spaces. He also noted that they are considering lifts on parking spaces upon request.

Chairman Crosby asked about the management of parking spots per apartments. Mr. Jakovljevic stated that they will be offered and assigned to each lease.

Member McCole expressed concerns regarding residents of the building parking on the surrounding streets. Mr. Jakovljevic responded there would be Village resident vehicle stickers and they were considering a development resident vehicle sticker.

Member Davis asked about how this project fits in with its neighbor properties. Mr. Jakovljevic said that he, as a long time resident of this community, knows that the Village needs options for residents to stay in the Village and this is one of the final parcels to develop and believes his development will fit in well.

She asked about any affordable units. Mr. Westphal responded that this is a market-based project.

Member Shoemaker asked about the expected rent in these units as compared to the development across the street. Mr. Jakovljevic said that the units will be larger and the finishes are going to be improved. Mr. Westphal stated that they are expecting about 15% higher rates across the street.

Member Davis asked about the units being handicapped accessible; Mr. Jakovljevic responded yes the units would accommodate accessibility.

Member Davis asked about the proposed construction timeline. He stated that once the permits are in hand, approximately 18 months from start to completion.

Member Davis asked about staging for the construction. Mr. Jakovljevic said that it would be on the northern properties. She then asked about how the neighbors would be protected. Mr. Jakovljevic said that there will be a mesh netting, will follow Village construction working hours and would use street sweepers among other strategies to keep the neighborhood clean during construction.

Member Shoemaker asked about road closures. Mr. Jakovljevic stated there might need to be some closures due to crane usage or construction deliveries temporarily. He also noted they were looking at options to limit the construction methods to mitigate this as much as possible.

Member Davis asked about maintaining long term ownership of the project. Mr. Jakovljevic stated that yes, they intend to be long term owners of these projects. She asked about the property management plan. Mr. Westphal stated that his property management company would manage the apartments.

There was no additional comments from the Board.

IV. Public Comment

Attorney Skrodski noted that the public comments that were provided prior to the meeting are included in the public record. Chairman Crosby also noted that the public comment will also be invited at the public hearing once the application has been received.

1. Bill Iannessa spoke in support of the development. He lives near the Sunrise Living property and knows that development is necessary, but it was challenging as the construction was ongoing.
2. Debbie Borman spoke about the feedback as she interpreted it that was received thus far from residents. She also spoke on behalf of her neighbor, Ed Pogue, who did not attend.
3. Tagger O'Brien asked a few questions regarding the purchase of the land. She also asked about having a streetscape to show both sides of the street. She wished to see different designs.
4. Kelly Abcarian pointed out that she isn't anti-development but supports thoughtful development. She discussed the school district impact and her concerns regarding the District 90 collective bargaining agreement.

5. Jennifer Moore spoke regarding the neighborhood surrounding the project. She asked about the financial incentives regarding the development
6. Annette Madden shared that she remembered the construction of the other project on the south side of Madison and complimented the management of the construction. She reiterated the concerns regarding the school impact and traffic. She pointed out that she had walked around several blocks and didn't count 72 homes in that walk.
7. John Keith posed several questions regarding the parking garage, and where the eastern edge of the development ended. He also asked about the traffic flow on Lathrop and Madison. He also asked about parking for residents and visitors.
8. Phyllis Ruben pointed out her experience with cut outs has proven difficult. She also has outdoor (surface) parking assignments at her building and she feels bad for them in the winter. She asked what the rule was for affordable housing in the Village.

Chairman Crosby asked for additional public comments, there was none. He thanked the public for attending the meeting this evening.

V. Adjournment

A MOTION was made by Member McCole and SECONDED by Member Shoemaker to adjourn the February 19, 2026, meeting of the Development Review Board at 8:31 p.m.

By a voice vote, motion passed.

Respectfully Submitted:

Jessica Spencer, Secretary