

**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
November 7th, 2024**

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, November 7th, 2024, in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

I. Call to order

Chairman Crosby called the meeting to order at 7:30 p.m. Upon roll call, the following persons were:

Present: Chairman Crosby, Members Fishman, Shoemaker, Yanaki, Martin, McCole

Absent: Member Davis

Also Present: Village Administrator Matt Walsh and Deputy Clerk Luke Masella

II. Public Comment

Jason Jeunette made a public comment regarding the application for the River Forest Tennis Club, expressing that he felt some of the waiver requests submitted by the club were not appropriate.

Carey Palmer also made a public comment about the Tennis Club application, raising concerns about certain waiver requests.

III. Pre-filing Meeting and Consideration of Request for Application Requirement Waivers: Proposed Planned Development – 7715 Greenfield Street (Constitution Park – River Forest Park District)

Mike Sletten, the Executive Director of the River Forest Park District, gave a presentation on the proposed redevelopment of Constitution Park.

Member Shoemaker asked a question about potential new lighting on the property.

Mr. Sletten noted that lights will be moved around the property, but no new lights will be added around the volleyball area.

Member Yanaki asked for clarification on where the soccer field will be moved to.

Mr. Sletten noted that the field will technically be moved onto school property. He then stated that the Park District has applied for a grant for this project.

Chairman Crosby asked if any water infrastructure improvements will be made or are required.

Mr. Sletten stated no.

Member Martin inquired about the potential impact of the youth sports activities using the fields on the construction process.

Mr. Sletten reported that they have made every effort to minimize the construction's impact on youth sports, noting that many of the effects will depend on the success of the new grass implementation. He then provided examples of timelines from previous park improvements.

Member McCole inquired about the significance of June 15th, 2025.

Mr. Sletten explained that, if everything proceeds as planned, the park site will be fenced off by that date.

Member McCole then asked about the opening date for the new shelter.

Mr. Sletten responded that the shelter would not be open until late August 2025.

Chairman Crosby asked if all areas of the park would open at the same time.

Mr. Sletten confirmed that they would.

Chairman Crosby asked if a shadow study is required in the Board's application.

Member Yanaki confirmed that it is not, and therefore, no waiver is needed.

Chairman Crosby and Member Martin discussed how the Board has addressed the Economic Analysis requirement in previous instances.

A MOTION was made by Member Martin and SECONDED by Chairman Crosby to waive application requirements 13b and 13c.

Ayes: Members Fishman, Martin, McCole, Shoemaker, Yanaki, Chairman Crosby

Nays: None

Motion Passed.

Mr. Sletten raised concerns about the potential costs of a traffic study.

A MOTION was made by Member McCole and SECONDED by Member Yanaki to waive the traffic study requirement.

Member Martin expressed support for not waiving the traffic study requirements, citing potential unforeseen issues related to vehicle traffic or parking.

Mr. Sletten and Member Martin discussed whether the Park District was changing the use of the park space.

Member McCole noted other parks around town that have bathrooms.

Member Martin stated he has no issues with bathrooms.

Ayes: Members McCole, Yanaki, and Chairman Crosby

Nays: Members Martin, Fishman, and Shoemaker

Motion did not pass.

IV. Pre-filing Meeting and Consideration of Request for Application Requirement Waivers: Proposed Planned Development – 615 Lathrop Avenue (River Forest Tennis Club)

Chairman Crosby asked the members of the Commission to disclose any Conflicts of Interest.

Member Yanaki recused himself from any further conversations regarding this project and noted that he is a member of the River Forest Tennis Club and also has helped the Club with their Development Review Board Application.

Member Martin noted that he is a nonvoting member of the River Forest Tennis Club and confirmed that he has not participated in any way in this project in his capacity as a Tennis Club member. He also expressed confidence in his ability to remain impartial.

Member McCole reported that she is a member of the Tennis Club, also a nonvoting member, and stated that as a long-time resident, she feels capable of voting impartially.

Chairman Crosby noted that his son was a junior member of the Tennis Club over the summer, but his membership has since expired.

Member Fishman stated that she is a nonvoting member of the Tennis Club but feels confident in her ability to review the application and proceed impartially.

Member Shoemaker noted that she has no potential conflicts of interest.

Member Elias Yanaki left the dais and gave a presentation from the podium on behalf of the applicant.

Mr. Yanaki gave a brief presentation on the application.

Member Martin requested further clarification on the timing of the tennis court lights during the season and suggested that the applicant consider specifying that the lights will remain on as long as weather conditions permit. He also provided several questions and suggestions for the applicant to address at future meetings.

Mr. Yanaki stated that the club will maintain a master schedule that includes fixed shut-off times.

Member McCole echoed some of the same concerns as Member Martin.

Mr. Yanaki stated the proposed master schedule currently stands as 6am till 10pm.

Member Shoemaker asked if they have received any community feedback.

Mr. Yanaki stated that feedback will be gathered at future meetings as this is a preliminary meeting.

Member Martin suggested that the applicant consider incorporating the window screens on the property into their lighting report to assess any potential impact on light spillage.

Mr. Yanaki noted that the current lighting documents do not account for the bushes, trees, fences, and other features around the property in their calculations. He stated he will ask the lighting professionals if it will be possible to incorporate them into their calculations.

Mr. Yanaki inquired whether it would be appropriate for the applicant to state that potential waivers are not relevant to their application, rather than making a formal request for the waivers to be granted.

Member Martin noted that it would be appropriate and provided examples of past instances where previous applicants have taken similar actions.

Mr. Yanaki stated that if that is case, the applicant will only request waivers to waivers 12, 13B&C.

Member Martin stated that he believes the applicant should be required to conduct a traffic study.

A MOTION was made by Member McCole and SECONDED by Member Shoemaker to deny the waiver request for the traffic study.

Ayes: Members Martin, McCole, Shoemaker, Fishman

Nays: Chairman Crosby

Motion passes.

A MOTION was made by Member and SECONDED by Member Fishman to approve the request for waiver of application requirements 13B&C.

Ayes: Members Martin, McCole, Shoemaker, Fishman, Chairman Crosby

Nays: None

Motion passes.

Mr. Yanaki asked the Commission if there is anything he can do to improve the quality of the application.

Member Martin suggested that the applicant provide as much detailed information as possible to enable the Board to make an informed decision, rather than merely stating in the applicant's report that there will be no impact. He emphasized that the Board requires comprehensive data to base their decision on.

V. Adjournment

A MOTION was made by Member McCole and SECONDED by Member Martin to adjourn the November 7th, 2024, meeting of the Development Review Board at 8:35 p.m.

Ayes: Members Fishman, Martin, McCole, Shoemaker, Chairman Crosby

Nays: None

Motion Passed.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read "Matt Walsh", is positioned above a horizontal line.

Matt Walsh, Secretary

