



## **RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA**

A meeting of the River Forest Development Review Board will be held on Thursday, May 19, 2022, at 7:30 P.M. in First Floor Community Room of the Village Hall, 400 Park Avenue, River Forest, Illinois.

*Physical attendance may be limited with Development Review Board officials, staff and consultants having priority over members of the public. Public comments and any responses will be read into the public meeting record. You may submit your public comments via email in advance of the meeting to: Matt Walsh at [mwalsh@vrf.us](mailto:mwalsh@vrf.us). You may view or listen to the meeting by participating online or via telephone. Join the meeting at <https://us02web.zoom.us/j/85311450521> using meeting ID: 853 1145 0521, or call (312) 626-6799 and use meeting ID 853 1145 0521.*

- I. Call to Order/Roll Call
- II. Minutes of the May 5, 2022 Development Review Board Meeting
- III. Approval of Findings of Fact and Recommendation of the Development Review Board:  
Application #22-0013: Application for a Planned Development for Exterior  
Beautification Project at 615 Lathrop Avenue (River Forest Tennis Club)
- IV. Public Comment
- V. Adjournment

**VILLAGE OF RIVER FOREST  
DEVELOPMENT REVIEW BOARD MEETING MINUTES  
May 5, 2022**

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, May 5, 2022, in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

**I. Call to order**

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

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

Absent: Member Shoemaker

Also Present: Assistant to the Village Administrator Matt Walsh, Village Attorney Caitlyn Culbertson, Village Planning Consultant John Houseal.

**II. Minutes of the March 3, 2022 Development Review Board meeting**

A MOTION was made by Member Fishman and SECONDED by Member Yanaki to approve the minutes of the March 3, 2022, Development Review Board Meeting.

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

Nays: None

Motion Passed.

**III. Application #22-0013: Application for Planned Development for Exterior Beautification Project at 615 Lathrop Avenue (River Forest Tennis Club)**

**a. Public Hearing**

Assistant Walsh swore in all attendees wishing to speak at the public hearing.

Chairman Martin stated that he is a member of the River Forest Tennis Club and affirmed that he could be impartial in reviewing the application and making a recommendation.

Members Fishman, McCole and Davis stated that they are also members of the River Forest Tennis Club and affirmed that they could be impartial in reviewing the application and making a recommendation.

Village Attorney Culbertson affirmed that the Members have no common law conflict of interest related to this application and have properly stated the ability to remain impartial.

Chairman Martin invited the applicant to make a presentation to the Development Review Board regarding the proposed project.

Mark Zinni, architect for the project, introduced himself and provided background on the River Forest Tennis Club. Mr. Zinni stated that the Club is proud of its appearance and location and that the intent of the project is to further beautify the location.

Mr. Zinni explained that the work would be in the northwest and southwest corners of the site, and showed aerial photos and plans to the Board. Mr. Zinni further explained that the plans included additional bike parking spaces, additional landscaping and moving the practice backboard to the southwest corner of the site. The backboard will help shield the garbage enclosure which is also being improved.

Mr. Zinni showed photos of the existing pedestrian entrance and a rendering of the proposed entry gates. The proposed entry gates are intended to match the piers at the main entrance and will be widened to improve accessibility. Mr. Zinni addressed lighting at the entry gates and explained that each entry pier will have a light, however the impact will be minimal. The intent is to light only the gate area and the lights will be on a timer.

Mr. Zinni further explained the details of the plan for the northwest corner. The pickleball courts will be moved closer to the corner and will be resurfaced. The bike rack area will be expanded and surrounded by landscaping to shield it from the café area. The café area will have an aged concrete surface.

Renderings were shown of the front of the Tennis Club building. The renderings included additional planters. Mr. Zinni then detailed the plans for the southwest corner. At this point, Mr. Zinni noted that there will be no loss of parking spaces. The parking lot will be slightly enlarged to achieve proper depth for several existing parking spots. Renderings were shown of an enlarged garbage enclosure to hide the dumpster.

Mr. Zinni noted that the impervious area will slightly decline with the proposed plans.

Mr. Zinni then explained the application materials. Mr. Zinni stated that the plans align with the comprehensive plan and enhances the character of the site. Site elevations were shown and Mr. Zinni explained that the heights of the practice backboard and the entrance pillars match the existing conditions. Mr. Zinni detailed that the landscaping would include perennials and annuals and will comply with the Village landscaping ordinance.

Mr. Zinni noted that the application included a breakdown of construction costs as well as a letter indicated necessary funding availability. Mr. Zinni also stated that the applicant met with Village staff and was considering joining the club's cameras with the Village police cameras.

Mr. Zinni addressed some of the neighbor comments from a meeting held on February 16, 2022. The primary question was about site drainage and Mr. Zinni reiterated that the existing drainage structures would be used and they would meet all engineering requirements from the village.

Member McCole asked about the distance behind the pickleball court to the fence. Mr. Zinni confirmed that the distance met the requirements from a pickleball regulatory authority. Member Yanaki asked about parking lot drainage with the new planters. Mr. Zinni stated that the slope will not change and the current manholes will service that area.

Chairman Martin asked Village Planning Consultant John Houseal to present his findings to the Board.

Mr. Houseal stated that the project is a beautification program and there will be no changes to the use, intensity or character of the property.

Mr. Houseal explained the site is zoned as Public, Recreational, and Institutional (PRI) and is bordered to the north and south by PRI zoned properties. The properties on the east and west of the subject property are zoned R2, single-family residential.

Mr. Houseal further explained that the proposal is consistent with the Comprehensive Plan on several points, including strengthening community character, ensuring the attractiveness of the surrounding residential neighborhoods and maintaining recreational opportunities.

Mr. Houseal noted that although there are no changes to the use, there are two site development allowances that are required. Mr. Houseal explained that zoning ordinance requires that PRI properties have a 35' setback when bordering another PRI property and a 50' setback when facing R2 zoning. The proposed practice backstop along Quick Avenue is setback 4'2", requiring a 30' 10" site development allowance. Due to its use and appearance, it will have a minimal impact on the neighboring property.

Mr. Houseal explained that similarly, the proposed trash enclosure is setback 20' and requires a 30' site development allowance. Mr. Houseal stated that the proposed enclosure improves the site's appearance and that additional landscaping will limit any negative impact.

Mr. Houseal then provided an overview of the parking analysis and confirmed that the number of spots will remain the same, and several spots will be brought up to code with the increased depth. Mr. Houseal also stated that the proposed pedestrian gates, lighting, bike rack area and landscaping are all appropriate.

Mr. Houseal acknowledged that the activity areas are being relocated, however there is no increase in use or intensity. In conclusion, Mr. Houseal stated the proposal is consistent with the Comprehensive Plan, the site development allowances are appropriate given the uses and surrounding uses, and the improvements will improve the appearance of the site.

Chairman Martin asked Assistant Walsh to provide an overview of staff comments. Assistant Walsh stated that all Village departments reviewed the plans and there are no concerns with Village operations or safety. The police department did recommend additional landscaping to shield the bike rack area, and that has been addressed by the applicant.

Chairman Martin asked the applicant if they accepted the site development allowances that were not included in the application. Mr. Zinni confirmed that the applicant would be seeking those allowances. Mr. Zinni added that the construction for the project would not begin until early fall.

Chairman Martin acknowledged that there were no members of the public wishing to comment and closed the public hearing.

#### **b. Discussion, Deliberation and Recommendation**

Chairman Martin asked Member Crosby if he had any concerns with the proposed materials. Mr. Zinni presented samples of the brick and limestone that will be used for the entrance pillars. Member Crosby had no concerns.

Member McCole asked about the dimensions of the pickleball court. Mr. Zinni stated he would need to confirm the dimensions. There were no further concerns.

#### **c. Approval of Findings of Fact and Recommendation of the Development Review Board.**

Chairman Martin asked for a motion to recommend to the Village Board of Trustees approval of the amended application to include the site development allowances. Chairman Martin noted that the vote was to confirm that the standards were met.

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

Ayes: Members Crosby, Davis, Fishman, McCole, Yanaki, Martin

Nays: None

Motion Passed.

#### **IV. Public Comment**

There was no further public comment.

#### **V. Adjournment**

A MOTION was made by Member Fishman and SECONDED by Member Crosby to adjourn the May 5, 2022, meeting of the Development Review Board at 8:15 p.m.

Ayes: Members Crosby, Davis, Fishman, McCole, Yanaki, Martin

Nays: None

Motion Passed.

Respectfully Submitted:

---

Matt Walsh, Secretary

---

Frank R. Martin  
Chairman, Development Review Board

---

Date

DRAFT

**FINDINGS OF FACT AND RECOMMENDATION OF THE  
DEVELOPMENT REVIEW BOARD  
VILLAGE OF RIVER FOREST**

**May 19, 2022**

**RE:**                   **Planned Development Permit Application – 615 Lathrop Avenue,  
River Forest, Illinois**

**PETITIONER:**       **River Forest Tennis Club**

**APPLICATION:**      **For a Planned Development to make 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, at 615 Lathrop  
Avenue, River Forest, Illinois (“Property”)**

**BACKGROUND:** The Property is a parcel of real property in the Village of River Forest (“Village”). The Property is located on Lathrop Avenue and bounded by Oak Avenue on the north, Quick Avenue on the south, Lathrop Avenue on the west and Jackson Avenue on the east. The Property is located in the PRI Public Recreational / Institutional Zoning District (“PRI Zoning District”).

The Petitioner proposes to make exterior beautification improvements to the Property, including installing new bike racks, making the pedestrian entryways ADA compliant, resurfacing the pickleball courts, replacing and relocating the existing concrete backboard, rebuilding the dumpster enclosure to screen it from the street and enhancing landscaping (collectively the “Project”). The Petitioner’s request came before the Village’s Development Review Board (“DRB”) for public hearing, which requested the Petitioner amended during the public hearing to include two (2) site development allowances as noted below under “Application” (as amended, the “Application”).

**APPLICATION:** The Application seeks two (2) site development allowances (“SDAs”) from the Village of River Forest Zoning Ordinance (“Zoning Ordinance”). The PRI Zoning District imposes a thirty-five foot (35’) setback along Quick Avenue on the Property. The proposed ten foot (10’) tall, twenty-five foot (25’) long backstop wall for the court practice area is proposed to be setback approximately four feet two inches (4’ 2”) from the south Property line along Quick Avenue, requiring a SDA of thirty feet ten inches (30’ 10”). The PRI Zoning District imposes a fifty foot (50’) setback along Lathrop Avenue on the Property, because the Property faces residential properties on this frontage. The proposed trash and equipment enclosure is proposed to be setback approximately twenty feet (20’) from the west Property line along Lathrop Avenue, requiring a SDA of thirty feet (30’).

**PUBLIC HEARING:** At the duly and properly noticed public hearing before the DRB on May 5, 2022, testimony was taken and heard on the Application. All persons testifying during the hearing were sworn prior to giving testimony. All persons wishing to be heard were allowed to engage in cross-examination of the witnesses and provide testimony on their own behalf.

Following the hearing, which included presentations by Petitioner and its agents, reports by various Village staff, and testimony from all who wished to speak, the DRB voted, 6 to 0, to recommend approval of the Application to the Village President and Board of Trustees.

**FINDINGS:** The DRB, based upon the evidence presented at the hearing, and pursuant to Section 10-19-3 of the Village Code, makes the following Findings as to the Application:

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

Overall, the Project is consistent with the goals and objectives of the Comprehensive Plan. The Comprehensive Plan emphasizes community character, stable residential neighborhoods, open spaces and recreation, historic preservation and architecture, and quality institutions and facilities, among other contributing community components. The Property, and the proposed beautification improvements in the Application, support several principles, values, goals, objectives, and statements in the Comprehensive Plan, such a strengthening the Village's community character, identity, and unique sense of place, ensuring the quality, stability, and attractiveness of residential neighborhoods, community facilities and institutions are a defining part of the Village's overall community, character and an important component of the Village's land use plan.

Regarding the requested SDA for the setback along Quick Avenue, the existing backstop wall maintains approximately the same setback from the north Property line as the new proposed wall from the south Property line. Because it is a wall and not a building, and because it runs perpendicular to Quick Avenue rather than parallel, the wall has a minimal visual impact as viewed from Quick Avenue or nearby properties. Regarding the requested SDA for the setback along Lathrop Avenue, currently, this corner of the Property provides substantial landscaping, primarily conifers, that effectively screen the garbage/dumpster area from the adjacent residential areas to the west. The dumpster and equipment area is highly visible from Quick Avenue, as little screening is provided along the southern edge of the Property. The proposed five foot (5') tall garbage and equipment enclosure will effectively and attractively screen the dumpsters and equipment and significantly improve the appearance of the Property, especially when viewed from Quick Avenue or properties to the south. Residential properties along the west side of Lathrop Avenue will have little if any line of site to the enclosure and will not be negatively impacted. The proposed enclosure will improve the appearance and operations of the Property. For these reasons, the DRB finds that this standard is met.

**B. 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.**

Testimony at the hearing from the Petitioner and the Village's staff demonstrated that the Project would not result in any condition that would be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of residents in the Village. Therefore, based on the evidence presented, the DRB finds that this standard is met.



- C. **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 zoning title.**

The Project will positively impact nearby uses, and continue to support the Property as a valuable recreation resource to the Village. The exterior beautification changes will not negatively impact any uses of the nearby property. Therefore, based on the evidence presented, the DRB finds that this standard is met.

- D. **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 Project will not impede the normal and orderly development and improvement of surrounding properties. The use is consistent with other properties in the PRI Zoning District. The area surrounding the Property has been developed for many years, and the Project would further enhance a location that will continue with the same use. The DRB finds that this standard has been met.

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

The surrounding neighborhood has been, by and large, fully developed for a number of years. There was no evidence that the Project, once built, would generally result in diminished property values in the vicinity, and no testimony or evidence to the contrary was presented to the DRB. The DRB finds that this standard has been met.

- F. **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.**

The Village's Administration Department, Finance Department, Police Department, Fire Department and Public Works and Development Services Department are generally satisfied with the Project. There is no indication that utilities serving the Property will be inadequate if the Project is built. Based on the evidence presented, the DRB finds that this standard has been met.

- G. **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.**

The Project does not make changes to vehicular ingress and egress to the Property. Evidence presented by the Petitioner suggested that generally there would be no negative traffic impacts due to the Project. No credible testimony was presented that the Project would unduly burden traffic on the public streets adjoining the Subject Property, or that there would be any additional need for public parking due to the increase in interior space at the Library. Based on the evidence presented, the DRB finds that this standard has been met.

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

The Project is consistent with the character of the Village and with the zoning district and is compatible with the Property and is consistent with the immediate neighborhood. The DRB concurs with the Village Planner's analysis regarding the compatibility of the Project and the Comprehensive Plan and the compatibility of the Project with the character of the Village. After considering the Application, the materials submitted regarding the Project and testimony from the hearing, the DRB finds that the Project is consistent with the character of the Village. Based on the evidence presented, the DRB finds that this standard has been met.

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

The Project would enhance the historical characteristics of the Property. Based on the evidence presented, the DRB finds that this standard has been met.

**J. 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.**

The Project would make relatively minimal changes to the exterior of the Property. The design of the Project is complimentary to the surrounding area and to the Property's preexisting building. Overall, the DRB finds that the Project, as proposed in the Application, will still result in no adverse impacts on adjacent properties and the neighborhood. Based on the evidence presented, the DRB finds that this standard has been met.

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

The evidence presented established that access to the Property by pedestrians and individuals with disabilities will be enhanced by the Project, as access gates will be widened to meet ADA accessibility standards. No testimony was presented at the hearing demonstrating that there was any risk to pedestrians or individuals with disabilities based upon the improvements requested for approval in the Application. Based on the evidence presented, the DRB finds that this standard has been met.

**L. 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 Petitioner has the financial and technical capacity to complete the Project. Evidence presented at the hearing and in the Application demonstrates the Petitioner's financial and technical feasibility to complete the Project. No negative impacts are expected on buffers, landscaping, public open space, and other improvements associated with the Application. Based on the evidence presented, the DRB finds that this standard has been met.

**M. 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.**

There was no evidence that the Project would burden the Village's financial operations. The Petitioner produced evidence that the construction and operation of the Project are economically viable. The DRB finds that there is no evidence the proposed uses in the Project will increase the burden on Village services, the Village's tax base, or other economic factors that affect the financial operations of the Village. Based on the evidence presented, the DRB finds that this standard has been met.

**N. The proposed use or combination of uses will meet the objectives and other requirements set forth in Section 10-19-3.**

The Project meets the objectives and other requirements of Section 10-19-3, for the reasons set forth above. Based on the evidence presented, a majority of the DRB finds that this standard has been met.

**O. The application meets the additional standards for multi-family housing in Section 10-19-3(O), except to the extent site development allowances have been granted.**

Section 10-19-3(O) does not apply to this Project.

**SUMMARY OF RECOMMENDATION:** Based upon the foregoing findings, a majority of the DRB, by a vote of 6 to 0, recommends to the President and Board of Trustees that the Application be approved, including the SDAs.

Signed: \_\_\_\_\_  
Frank Martin, Chairman  
Development Review Board  
Village of River Forest

Dated: \_\_\_\_\_