

**Legal Notice  
Village of River Forest  
River Forest, Illinois**

Public notice is hereby given that on Monday, August 17, 2026 at 7:00 p.m. in the Fox Auditorium at Trinity High School, 7574 Division Street, River Forest, Illinois, the Village Board of Trustees will consider the Development Review Board's (DRB) recommendation regarding the following Planned Development permit application:

**Application #26-0009:** Application for Planned Development to Construct a Mixed-Use Development of a 69-Unit Residential Building with Approx. 3200 Sq. Ft. of Ground-Floor Commercial Space at 7612-7620 Madison Street, 11 Ashland Avenue, and 10 Lathrop Avenue (The legal description of the involved properties can be found on the back of this letter). The proposal previously included 72 units.

**Applicant:** Five Thirty One Partners LLC, 1801 N. Bissell St, Suite 1F, Chicago, IL 60614

You are receiving this notice because our records indicate that you own property near the proposed development site.

The DRB held a public hearing on this matter on July 9, 2026 and, by a vote of 7-0, recommended approval of the planned development permit application, including site development allowances. The public hearing has been closed, and the Village Board is required to consider the DRB's recommendation.

You are welcome to review the application and to attend the Village Board meeting, at which time you will be provided with an opportunity to address the Village Board regarding the proposed development. A copy of the application, which may have been amended during this process, and the DRB's Findings of Fact can be found on the Village website at [www.vrf.us/Madison](http://www.vrf.us/Madison) and at [www.vrf.us/meetings](http://www.vrf.us/meetings) no less than 48 hours prior to the Village Board meeting.

If you cannot attend the Village Board meeting but would like to submit comments to the Village Board, send your written comments, via letter or email, to: Matt Walsh, Village Administrator, 400 Park Avenue, River Forest, Illinois 60305 or [publiccomment@vrf.us](mailto:publiccomment@vrf.us). Comments must be received no later than 12:00 Noon on the date of the Village Board meeting. Any questions regarding this application or the planned development process may also be directed at the contact information above.

Sincerely,  
Jessica Spencer  
Assistant Village Administrator

Legal Description:

7620 Madison St-

LOT ELEVEN (11), TWELVE (12), THIRTEEN (13), FOURTEEN (14), AND FIFTEEN (15), IN BLOCK SEVEN (7) IN HENRY FIELD'S SUBDIVISION OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER OF SECTION TWELVE (12), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE TWELVE (12) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

7618 Madison St-

LOT 16 AND THE WEST 16 FEET 10 1/2 INCHES OF LOT 17, IN BLOCK 7 IN HENRY FIELD'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

7614 Madison St-

LOT 17 (EXCEPT THE WEST 17.45 FEET THEREOF) AND THE WEST 16.88 FEET OF LOT 18 IN BLOCK 7 IN HENRY FIELD'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

7612 Madison St-

THE EAST 8.12 FEET OF LOT 18 AND ALL OF LOT 19 IN BLOCK 7 IN HENRY FIELD'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

11 Ashland Ave-

LOT 20 IN NEEBES AND PELTON'S RESUBDIVISION OF THE NORTH 450 FEET OF BLOCK 7 IN HENRY FIELD'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

10 Lathrop Ave-

LOT 21 IN NEEBES AND PELTON'S RESUBDIVISION OF THE NORTH 450 FEET OF BLOCK 7 IN HENRY FIELD'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.