

PUBLIC NOTICE: HEARING OF THE DEVELOPMENT REVIEW BOARD REGARDING A PROPOSED PLANNED DEVELOPMENT PROJECT

The purpose of this letter is to notify you that Five Thirty One Partners, LLC has filed an application with the Village of River Forest for a Planned Development permit at 7612-7620 Madison Street, 11 Ashland Avenue, and 10 Lathrop Avenue, River Forest. You are hereby invited to attend a public hearing and provide testimony regarding the proposal.

The hearing will be held:

Date & Time: Thursday, July 9, 2026 at 7:00 p.m.

Location: Trinity High School – SMG Athletic Facility (Door #8)
7475 Division Street, River Forest, IL 60305

Residents are encouraged to learn more about the project and the planned development approval process by visiting the Village’s website at www.vrf.us/Madison.

All interested parties are invited to attend this public hearing and will be given an opportunity to be heard. If you are unable to attend this hearing but wish to submit questions or comments, please complete a feedback form found at Village Hall, www.vrf.us/Madison, or the River Forest Public Library. You may also contact staff at the Village of River Forest via email at publiccomment@vrf.us. All comments, regardless of submittal method, are considered public records.

Please note that in this step of the application, the DRB is conducting a public hearing and then will make a recommendation to the Village Board of Trustees that a planned development permit be granted, with or without conditions, or that it be denied. You will also receive notice of the meeting of the Village Board of Trustees no less than seven (7) days prior to the meeting date where the Development Review Board’s recommendation will be considered.

Legal description of the properties is listed on the back of this letter.

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.