

March 11, 2022

1. *Names and addresses of the owner(s) of the subject property (or properties), the applicant and all persons having an ownership or beneficial interest in the subject property (or properties) and proposed development.*

Property Owner and Applicant

River Forest Tennis Club (RFTC)
615 North Lathrop
River Forest, IL 60305

RFTC President

Carrie Raeder
719 Keystone
River Forest, IL 60305
(708)466-6008

RFTC Standing Buildings and Grounds Committee Representative

Maggie Kelly
734 North Oak Park Avenue
Oak Park, IL 60302
(312)315-4730

Architectural Firm

Mark Zinni Architects, Ltd.
Mark Zinni, Owner
428 Marengo, Unit 1E
Forest Park, IL 60130
(708)366-2416

2. *Statement from the owner(s) of the subject property (or properties), if not the applicant, approving the filing of the application by the particular applicant.*

The River Forest Tennis Club is the applicant.

3. *Survey of the property (or properties) included in the application.*

See the attached Plat of Survey by McTigue & Spiewak, dated June 20, 2007.
(See Exhibit 1).

4. *Legal description of the property (or properties) included in the application.*

As shown on the Plat of Survey:

Block 15 in County Clerk's Division of Block 15 in Quick's Subdivision of part of the Northeast ¼ of Section 12, Township 39 North, Range 12 east of the Third Principal Meridian, in Cook County, Illinois.

Total Land Area: ±160,017 sq.ft. (3.673 acres)

Commonly Known As: 615 Lathrop Ave., River Forest, IL

5. *Street address of the subject property (or properties) included in the application.*

615 Lathrop Ave., River Forest, IL

6. *A statement indicating compliance of the proposed development to the Comprehensive Plan. Evidence of the proposed project's compliance should be provided in specific detail with each of the standards and objectives of this Section.*

The River Forest Tennis Club's proposed exterior beautification plan is in compliance with the Village's Comprehensive Plan. We have read through the Comprehensive Plan, and have specifically highlighted several areas in which we believe our proposed plan directly reflects the goals of the Village. See the attached Existing Plan and Land-Use Plan excerpts from the Village of River Forest Comprehensive Plan. The plans described the site location as Private Open Space and Private Recreation. The use remains the same. (See Exhibits 2A and 2B).

In addition, the RFTC proposed plan addresses many of the "Core Principles" "Community Values" and "Core Objectives" stated in the Comprehensive Plan:

Strengthening our community character, identity, and unique sense of place. By maintaining and enhancing our grounds, RFTC remains careful stewards of an architecturally significant and unique property in River Forest. We believe that this project will enhance the utility and accessibility of our historic facility, reduce the carbon footprint of our members, and enhance the beauty of both the Club and the surrounding neighborhood. The project will not alter the exterior of the clubhouse building, it will not remove any trees, and it will not reduce parking.

Embracing our role as stewards of the environment. With the addition of native and drought-resistant plantings, as well as an increase in permeable surface, RFTC remains committed to protecting and enhancing the natural environment.

Striving for a safe and healthy community. This project will provide new bike racks in order to encourage community members and guests to bike rather than drive to the club. Part of the RFTC plan includes the widening of pedestrian gateways to provide better access for pedestrians and bicyclists. A wider entrance will allow for safe passage as people are arriving and leaving club. The downlights at the top of pillars will provide soft low light to help with visibility in the early evening hours for both pedestrians and bicyclists.

Strengthening our property values and enhancing our quality of life. The RFTC plan will beautify the grounds, resulting in visually enhancing both the club and the surrounding neighborhood.

Ensure the quality, stability, and attractiveness of residential neighborhoods. The RFTC plan will serve to increase the quality of the club grounds and elevate the attractiveness of the neighborhood.

Protect and enhance the historic and architectural heritage and significance of the Village's built environment. The RFTC remains steadfast in its commitment to protect and enhance the history and significance of our site. We are not altering the exterior of our building in this project. The native plants used in the project will be in alignment with historic and accurate Prairie School plantings embraced by Frank Lloyd Wright.

“Community facilities and institutions are a defining part of River Forest’s overall community character and an important component of the Land Use Plan. The Land Use Plan anticipates that these uses will remain largely as they currently exist in the Village.” The RFTC has a deep understanding and respect for the community character of River Forest. We understand our role in maintaining our club grounds as an important component of the village plan.

Section 8 of the Comprehensive Plan notes that these existing community facilities and institutions, including RFTC ***“... are significant and contribute immeasurably to the Village’s overall character, heritage, architectural diversity, identity and sense of place. These architectural and historic assets also strengthen local tourism, bringing visitors to our community from across the world.”*** The RFTC proposed plan embraces the significance of the Village’s rich architectural history, and serves to enhance and protect it.

Enhance and protect existing open spaces, green spaces, and eco systems. This should include the improvement of schools, public buildings, and parks with native plant species and landscaping. The RFTC proposed landscape plan increases our current permeable space. We have specifically selected native plantings that will thrive and support the ecosystem, while also having the added benefit of historical accuracy.

7. *A scaled site plan (or plans) showing the following elements:*

A. *Contiguous land uses.*

Residential to the west and east, Roosevelt Middle School to the north and First Presbyterian Church to the south. (See Exhibits 2A and 2B).

B. *Natural topographic features.*

There are no distinguishable topographical features. None are changed in the proposed development.

C. Zoning districts (a zoning map generally satisfies this requirement).

See the attached Village of River Forest Zoning Map. R2 - Residential to the west and east, PRI – Public/Recreational/Institutional to the north and south. (See Exhibit 3).

D. Public thoroughfares, transportation and utilities.

The site is bordered by Oak Street to the north, Jackson Avenue to the east, Quick Avenue to the south and Lathrop Avenue to the west. (See Exhibit 4A).

E. Lot area of the proposed development.

Total Land Area: ±160,017 sq.ft. (3.673 acres)

F. Required yards and setbacks, contour lines, common space and the location, bulk, and lot area coverage.

The impervious area of the proposed beautification project is 62.5 square feet less than the current impervious area.

Total Building Areas: ±13,093 sq.ft. = 8.2% lot coverage.

Total Impervious Areas: ±59,842 sq.ft. = 37.4% of lot area.

G. Heights of buildings and structures, heights of buildings in relation to neighboring properties and as seen from a pedestrian's view on the street.

The heights of the proposed structures are 5-foot trash enclosure. 6-foot entry gate and 10-foot practice board. (See Exhibit 4G thru 4I).

H. Number of parking spaces and loading areas.

The number of existing parking spaces provided is 35. The proposed number of reconfigured parking spaces remains 35. (See Exhibit 4C).

8. Schematic drawings illustrating the design and character of all building elevations (with the measurements shown on the drawings indicating height of building, etc.), types of construction, and floor plans of all proposed buildings and structures. The drawings must also include a schedule showing the number, type, and floor area of all uses or combination of uses, and the floor area of the entire development.

See the attached set of drawings. (See Exhibits 4A thru 4K).

9. Photometric plan with specs/information about the lighting fixtures selected.

The Entry Gate pier lighting is intended to be mostly decorative with a canopy covering, art glass enclosure and 60-watt equivalent lamp. The lights will be on a timer and only on seasonally. The recessed walkway lights will only light the walkways without spillage impacting the neighbors. (See Exhibit 4L).

10. *Shadow study showing the impact of the proposed development on surrounding properties.*

The proposed structures will have no shadows cast on adjacent properties.

11. *Sign plan with specs/information about the size, colors, illumination, how the signage will be affixed, whether there will be any canopy signage or signage affixed/adhered to the windows, etc.*

No new signage is proposed for the project.

12. *Landscaping plan showing the location, size, character and composition of vegetation and other material. If there is no landscaping to be provided the application should include a statement to that effect.*

The “New Landscape Areas” to be low-height annuals and perennials consistent with the existing prairie-style plantings. (Exhibit 5).

13. *Substance of covenants, easements, and other restrictions existing and any to be imposed on the use of land, including common open space, and buildings or structures. If there are none, the application should include a statement to that effect.*

There are no existing covenants, easements or other restrictions to the best of our knowledge, and none are proposed.

14. *Schedule of development showing the approximate date for beginning and completion of each stage of construction of development.*

Phase 1 (less Entry Gates) to begin May thru July, 2022, and September thru October, 2022. Phase 2 (Entry Gates) to begin April to June, 2023

15. *Statement from the applicant acknowledging the responsibility of the applicant to record a certified copy of the zoning ordinance granting the planned development permit with the Cook County Recorder of Deeds' Office and to provide evidence of said recording to the Village within thirty days of passage in the event the proposed planned development is approved by the Village Board.*

RFTC is to record a certified copy of the zoning ordinance granting the planned development permit with the Cook County Recorder of Deed’s Office and to provide evidence of said recording to the Village within 30 days of passage in the event that the proposed planned development is approved by Village Board.

16. *Professional traffic study acceptable to the Village showing the proposed traffic circulation pattern within and in the vicinity of the area of the development, including the location and description of public improvements to be installed, including any streets and access easements.*

A Traffic Study waiver was granted by the River Forest Development Review Board (DRB).

17. *A professional economic analysis acceptable to the Village, including the following:*
- A. *Evidence of the financial capability of the applicant to complete the proposed development. If a lending institution is helping to fund the project, the application should provide a financial commitment letter that contains the following information:*
 - 1). *Name and address of the lending institution, borrower, identification of the development and its approximate location.*
 - 2). *Statement of commitment from the lending institution to the borrower.*
 - 3). *Amount of the construction loan and loan terms (i.e. duration, interest rate, and so on).*
 - 4). *Commitment expiration date.*
 - 5). *Conditions on the commitment.*

Please see attached letter from Forest Park Bank (Exhibit 6).

- B. *Evidence of the project's economic viability.*
- C. *An analysis summarizing the economic impact the proposed development will have upon Village infrastructure and operations.*
- D. *An analysis summarizing the economic impact of the proposed development on surrounding property values (independent third party analysis is preferred).*

Parts B, C and D were waived by the DRB

- E. *Applicants proposing a residential project should obtain independent third party analysis of the proposed planned development's possible impact to the schools.*

Part E is not applicable.

18. *Copies of all environmental impact studies as required by law. If none are required or known to be required at the time the application is filed, please include a statement to that effect.*

No environment impact study is required by law to the best of our knowledge.

19. *Analysis reporting the anticipated demand on all Village services (Police, Fire, Public Works, etc.).*

Not applicable (no additional demand on Village services due to this exterior beautification project is anticipated).

20. *Analysis reporting the anticipated demand on local elementary schools by residential projects. Any statements regarding the number of elementary school-aged children that will/will not be generated by a residential project should be substantiated with the underlying professional study/analysis used to reach the conclusion.*

Not applicable (no additional demand on the local elementary school due to this exterior beautification project is anticipated).

21. *A plan showing off-site utility improvements required to service the planned development, and a report showing the cost allocations for those improvements.*

Not applicable (no off-site utility improvements are planned for this exterior beautification project).

22. *A site drainage plan for the developed tract.*

A Site Drainage Plan is attached. (Exhibit 7).

23. *A written summary of residents' comments pertaining to the proposed application to serve as the official record of the neighbor meeting that the developer is required to hold.*

Please see attached comments from Neighbor Meeting on February 16, 2022 (Exhibit 8).

24. *A list of all site development allowances requested from the Village's zoning and sign ordinances.*

No allowances are requested.

25. *Payment of the planned development fee.*

This will be paid by RFTC as determined by the Village.

26. *A sample board of building materials, particularly those proposed for the exterior. Please note that the Village will consider the materials that are proposed and approved as part of the application and/or testimony the final building materials that must be installed during construction.*

The sample board with brick, limestone and cedar matching existing is provided.

Exhibit 2. Existing Land Use

Figure 2:

Existing Land-Use

The Village of River Forest includes a diverse mix of residential, commercial, educational, open space, and public uses. Figure 2 illustrates existing land-use, based on field surveys undertaken by the Consultant in the Spring of 2002. The existing land-use pattern is an important consideration in assessing future improvement and development potentials within the Village.

Land Use Legend

- Single Family Residential
- Attached Single Family
- Multi-Family Residential
- Mixed-Use
- Commercial
- Parking
- School
- Park/Open Space
- Private Open Space
- Public/Semi-Public
- Forest Preserve
- Vacant
- Historic District Boundary



Village of River Forest

Comprehensive Plan □ November 2003 □ Prepared by Trkla, Pettigrew, Allen & Payne, Inc.

Figure 4

Land-Use Plan

The Land-Use Plan for the Village of River Forest focuses on protecting and enhancing the quality single-family residential character of the community by recognizing the importance of its single-family neighborhoods and providing opportunities for quality multi-family residential environments in select locations. The Plan is intended to strengthen and reinforce the commercial and mixed-use character of its primary corridors, while continuing to support and enhance the parks, open space, public facilities, and institutional uses that contribute to the Village's overall quality of life.

Land Use Legend

- Single Family Residential
- Single Family/Multi-Family
- Multi-Family Residential
- Commercial/Multi-Family
- Commercial
- Village Center Commercial
- Corridor Commercial
- School
- Park/Open Space
- Private Recreation
- Public/Semi-Public
- Forest Preserve
- Historic District

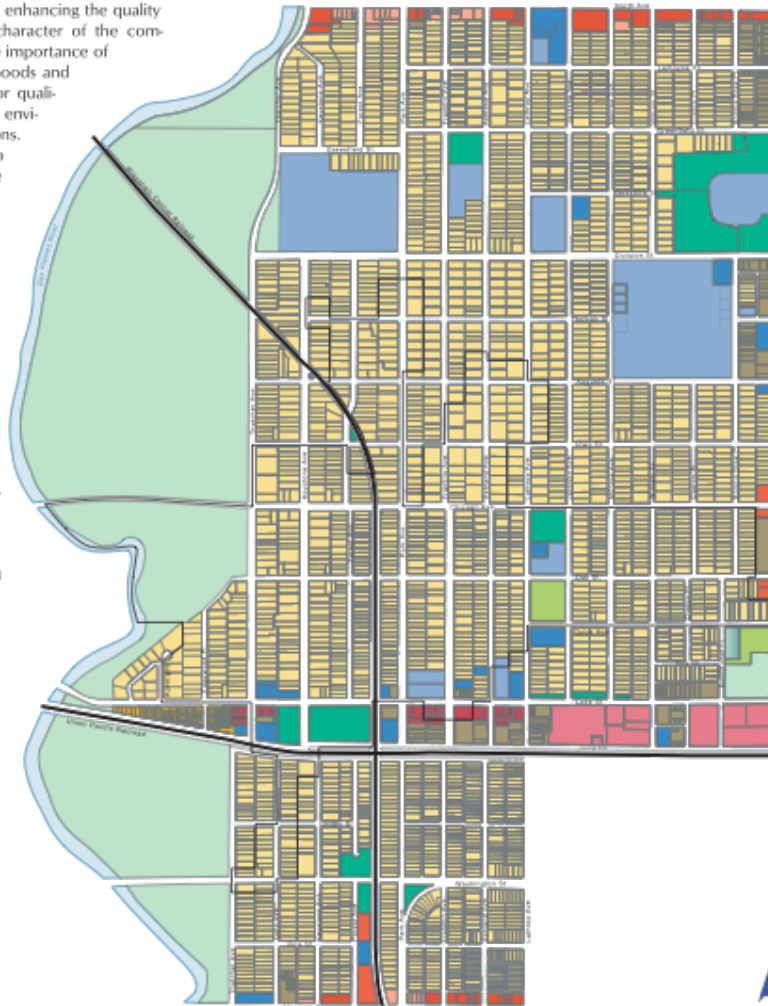


Exhibit 3. Zoning

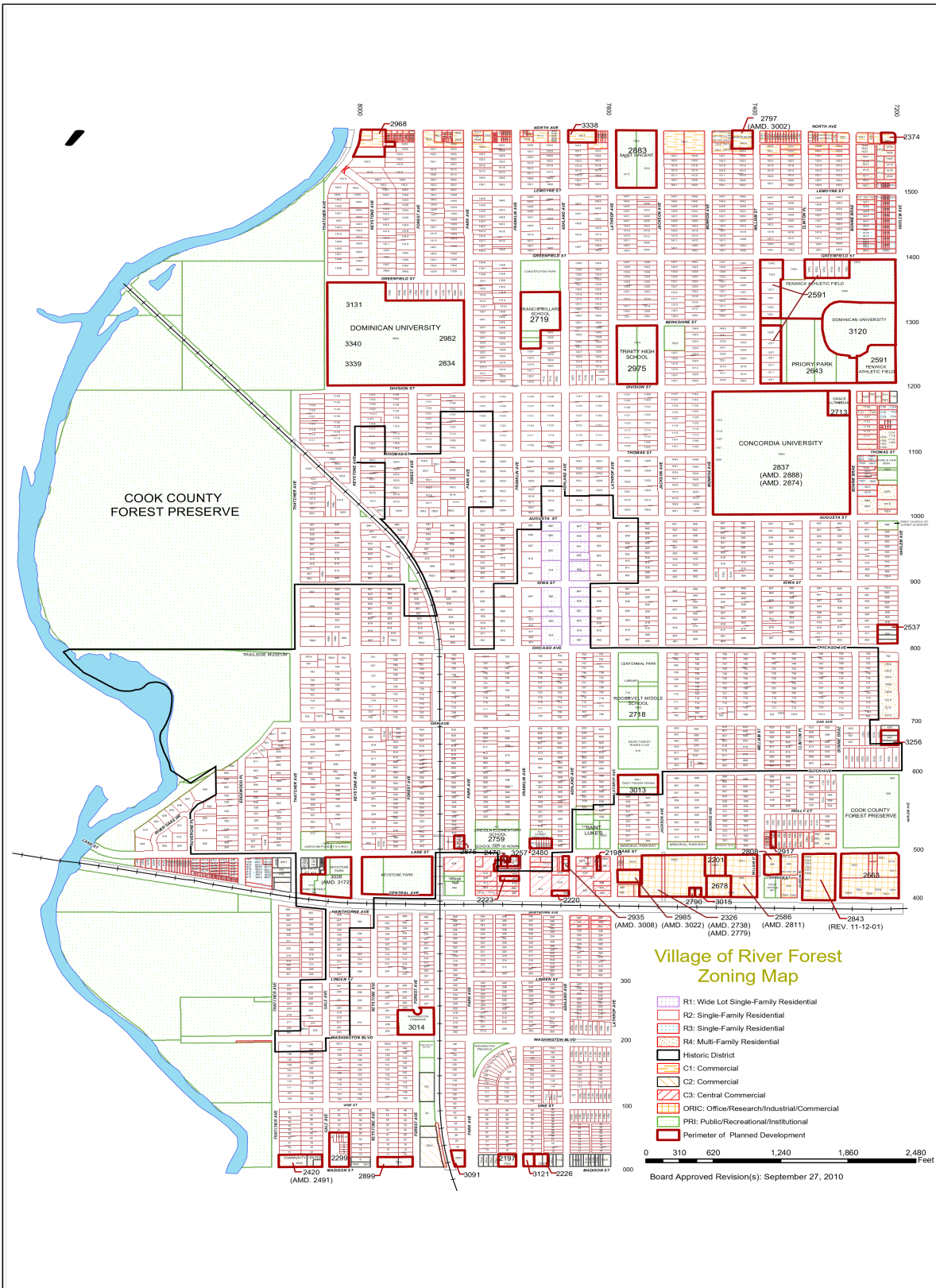


Exhibit 4.

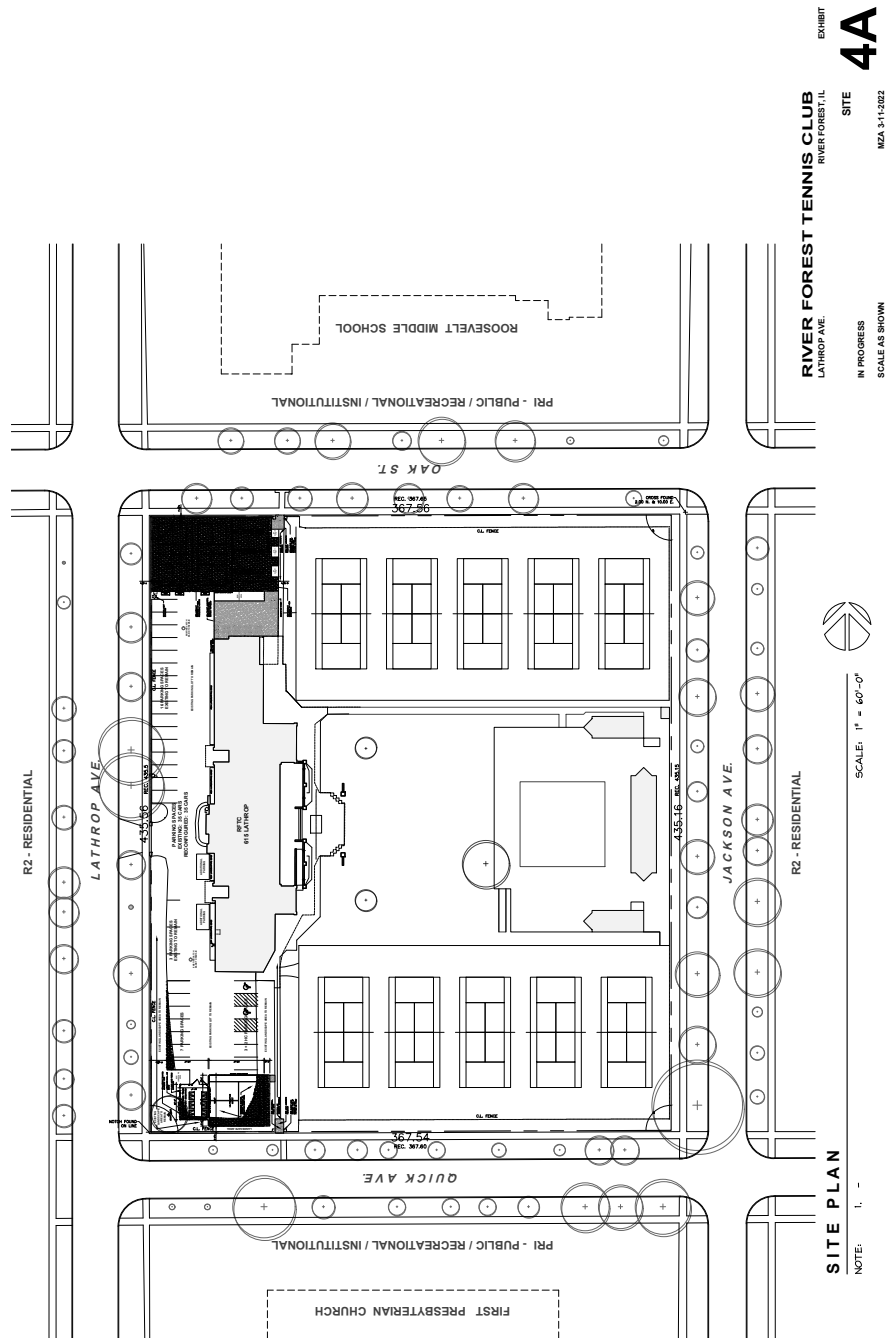
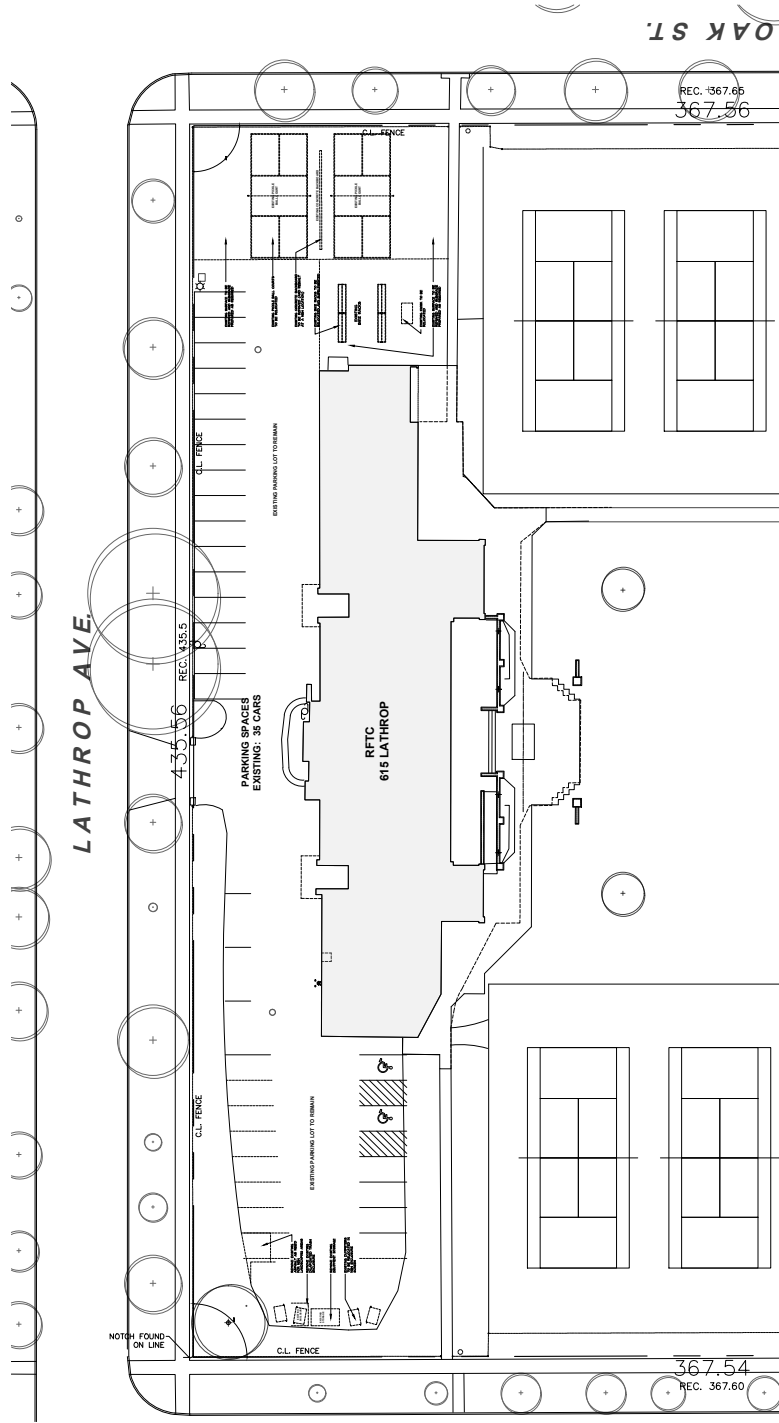


EXHIBIT
4A

RIVER FOREST TENNIS CLUB
RIVER FOREST, ILL.
LATHROP AVE.
IN PROGRESS
SCALE AS SHOWN

NOTE: 1. -
SCALE: 1" = 60'-0"

SITE PLAN



REC. 367.65
367.56

EXHIBIT
4B

RIVER FOREST TENNIS CLUB
RIVER FOREST, ILL.
LATHROP AVE.

SITE DEMO
IN PROGRESS
SCALE AS SHOWN

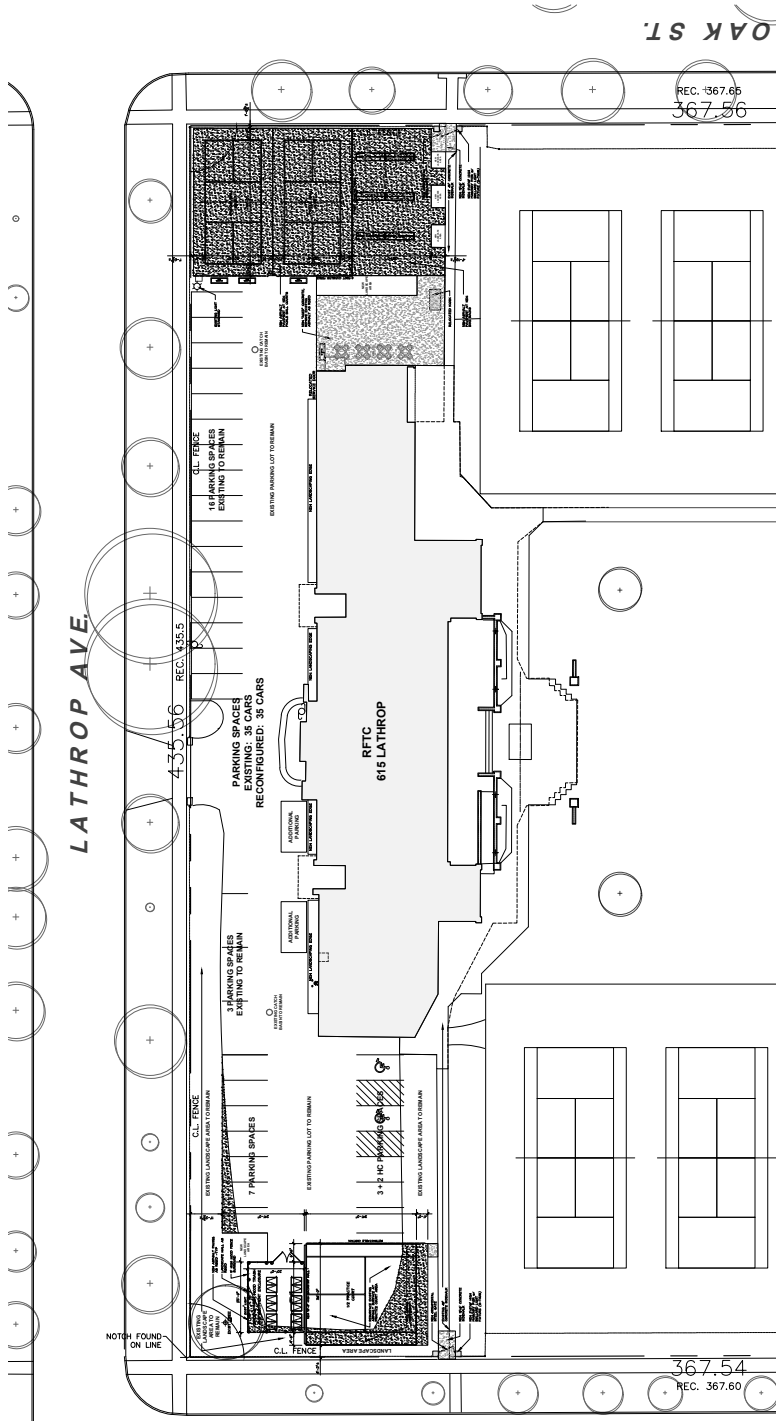
MZA 3-11-2022



SCALE: 1" = 30'-0"

PARTIAL SITE DEMO PLAN - WEST

NOTE: 1. -



LATHROP AVE.

OAK ST.

NOTCH FOUND ON LINE

435.06 REC. 435.5

REC. 367.65
367.56

367.54
REC. 367.60

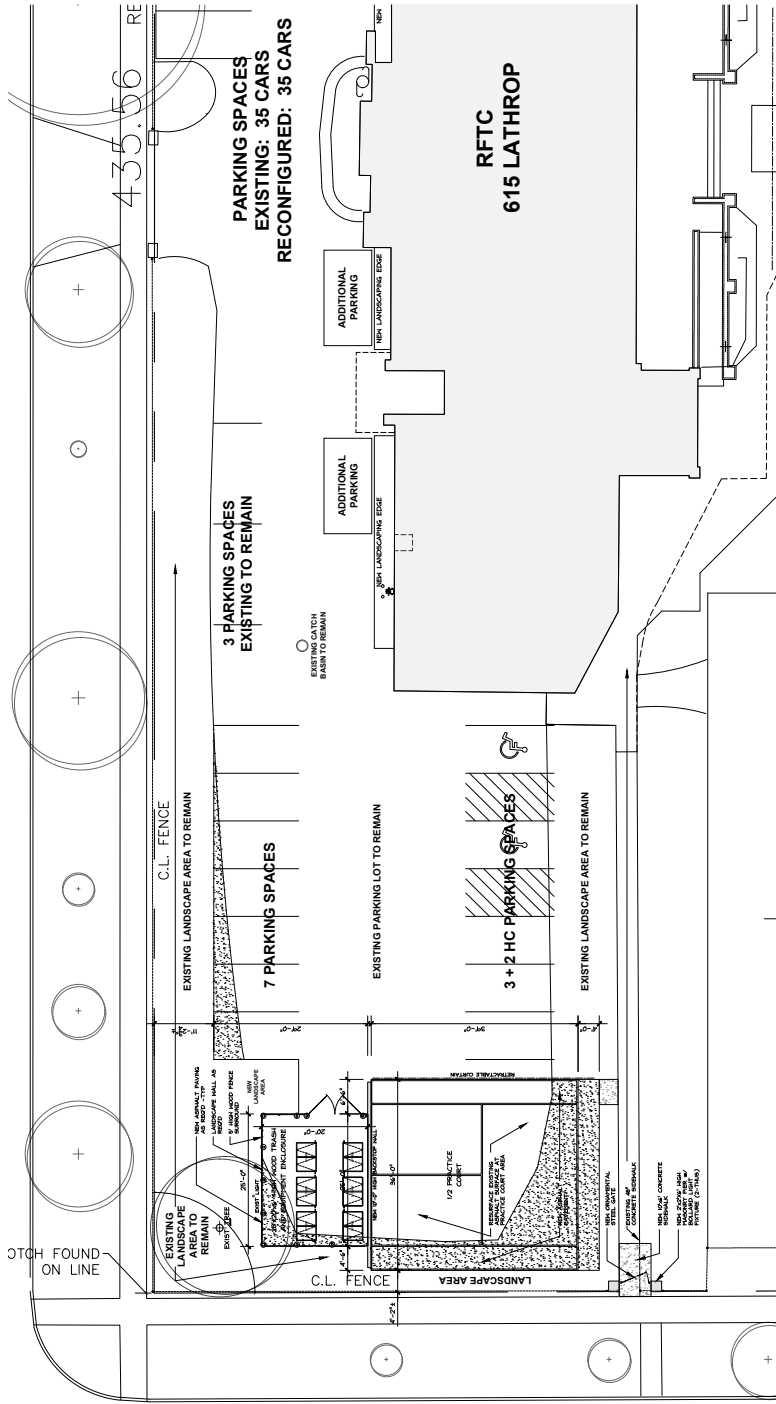
EXHIBIT
4C
RIVER FOREST TENNIS CLUB
RIVER FOREST, IL
LATHROP AVE.
PARTIAL SITE - WEST
IN PROGRESS
SCALE AS SHOWN
MZA 3-11-2022



SCALE: 1" = 30'-0"

PARTIAL SITE PLAN - WEST

NOTE: 1. -



RIVER FOREST TENNIS CLUB
 LATHROP AVE.
 IN PROGRESS
 SCALES SHOWN

RIVER FOREST, IL
 PARTIAL SITE - SW
 MZA 3-11-2022

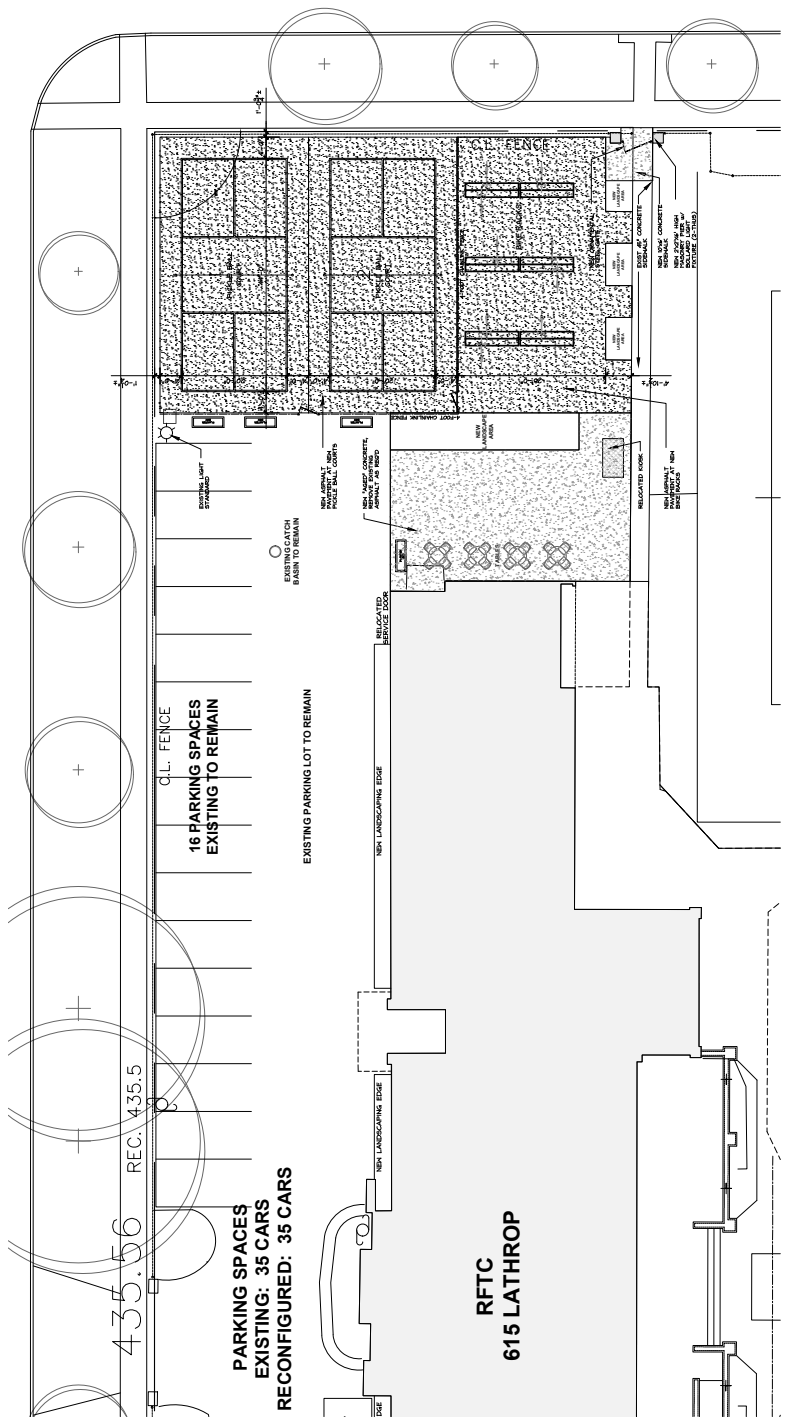
EXHIBIT
4D



SCALE: 1/16" = 1'-0"

PARTIAL SITE PLAN - SOUTHWEST

NOTE: 1. -



435.56 REC. 435.5

**PARKING SPACES
EXISTING: 35 CARS
RECONFIGURED: 35 CARS**

**16 PARKING SPACES
EXISTING TO REMAIN**

**RFTC
615 LATHROP**

RIVER FOREST TENNIS CLUB
RIVER FOREST, IL
LATHROP AVE.
PARTIAL SITE - NW
IN PROGRESS
SCALE AS SHOWN



SCALE: 1/16" = 1'-0"

PARTIAL SITE PLAN - NORTHWEST

NOTE: 1. -

EXHIBIT
4E
MZA 3-11-2022



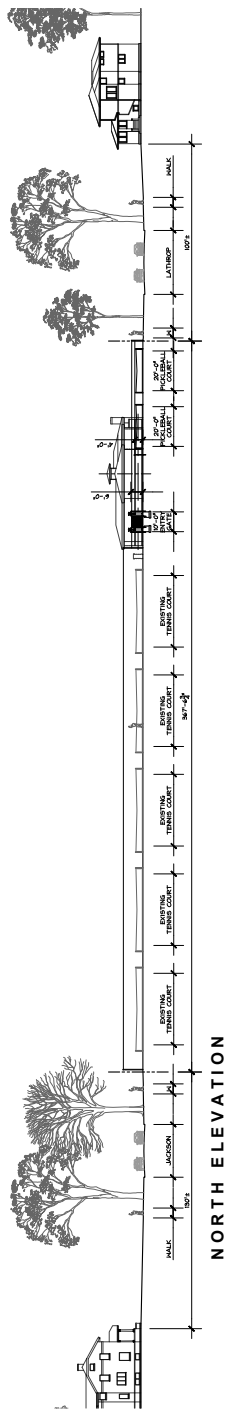
**887.8 SF ADD'L IMPERVIOUS SURFACES
 (-950.3 SF RECLAIMED POROUS AREAS)
 -62.5 SF NET LESS IMPERVIOUS SURFACES**

EXHIBIT
4F

RIVER FOREST TENNIS CLUB
 RIVER FOREST, IL
 LATHROP AVE.
 IMPERVIOUS AREA
 IN PROGRESS
 SCALE AS SHOWN
 MZA 3-11-2022

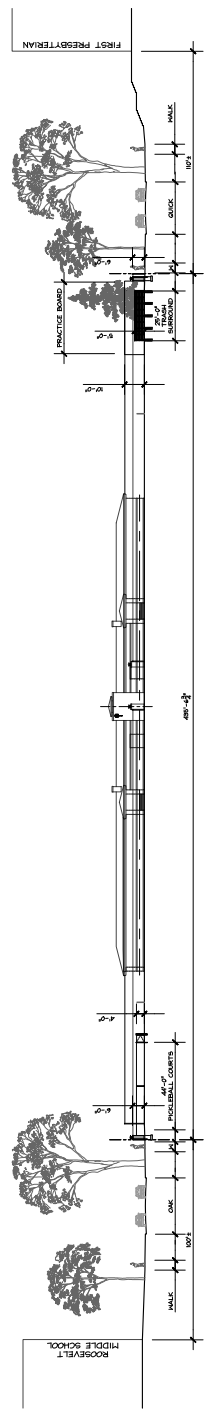


ADDITIONAL IMPERVIOUS AREA PLAN - WEST
 NOTE: 1. - SCALE: 1" = 30'-0"



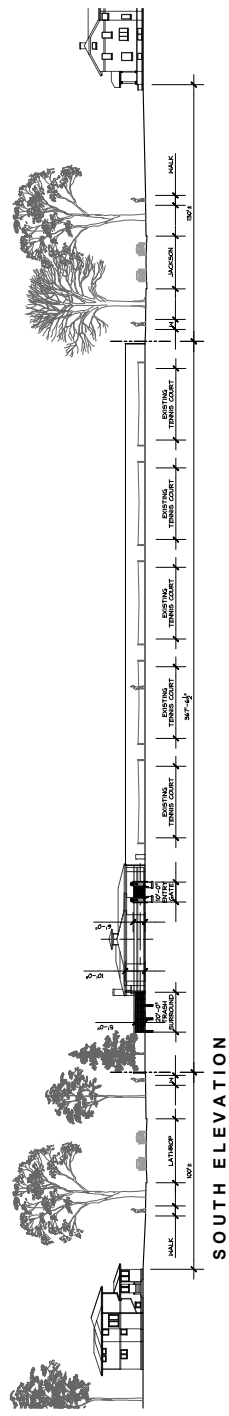
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

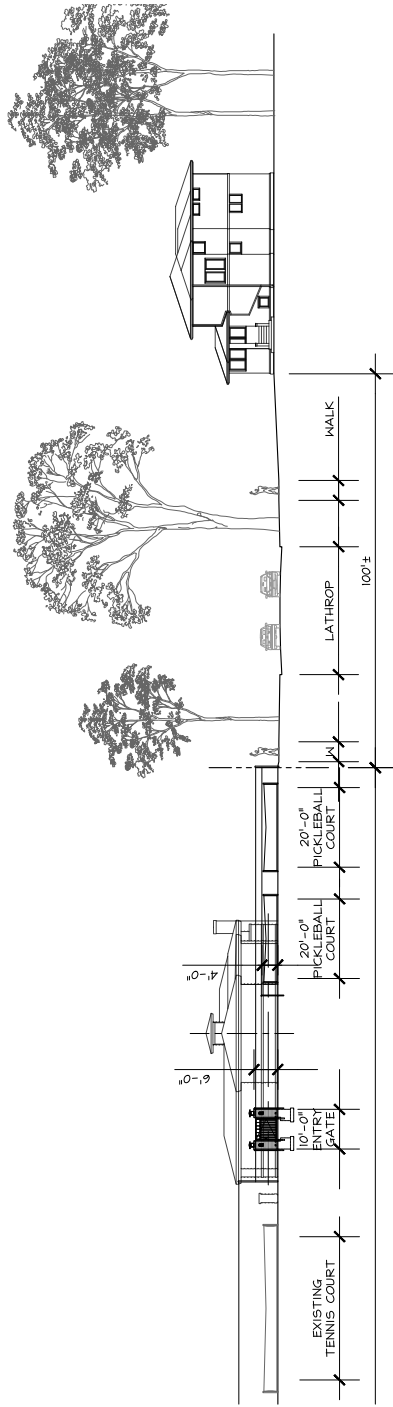
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

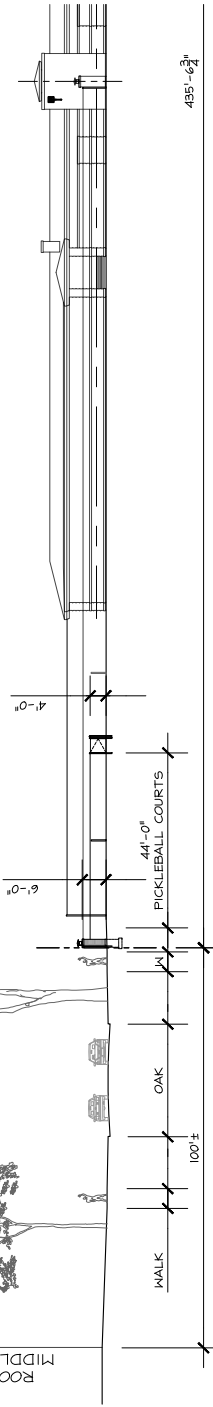
RIVER FOREST TENNIS CLUB
 RIVER FOREST, IL
 EXHIBIT
4G
 ELEVATIONS
 IN PROGRESS
 SCALES SHOWN
 MZA 3-11-2022



NORTH ELEVATION - NORTHWEST CORNER

NOTE: 1. - - SCALE: 3/64" = 1'-0"

MIDDLE SCHOOL
ROOSEVELT

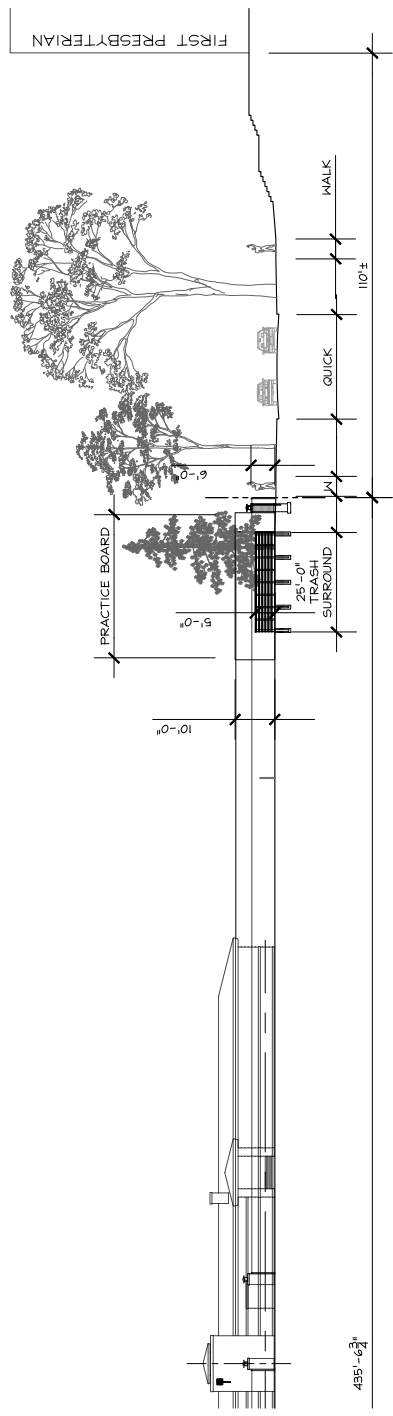


WEST ELEVATION - NORTHWEST CORNER

NOTE: 1. - - SCALE: 3/64" = 1'-0"

435'-6 3/4"

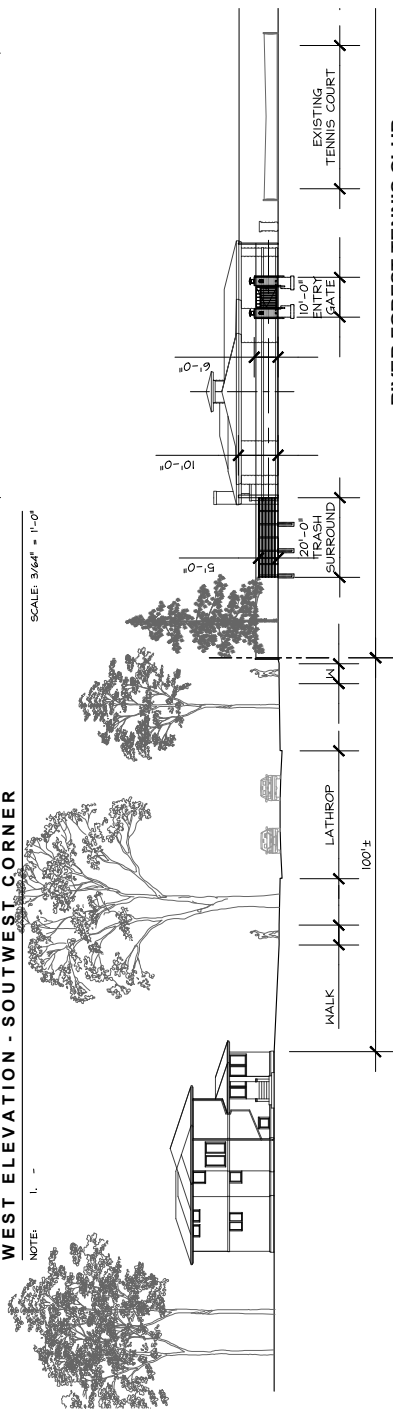
RIVER FOREST TENNIS CLUB
RIVER FOREST, IL
LATHROP AVE.
EXHIBIT
4H
IN PROGRESS
SCALE AS SHOWN
MZA 3-11-2022
NORTHWEST ELEVATIONS



WEST ELEVATION - SOUTHWEST CORNER

NOTE: 1. - - SCALE: 3/64" = 1'-0"

435-C34



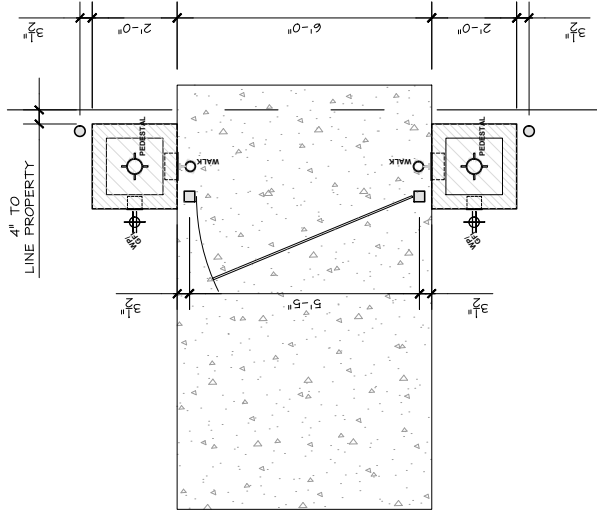
SOUTH ELEVATION - SOUTHWEST CORNER

NOTE: 1. - - SCALE: 3/64" = 1'-0"

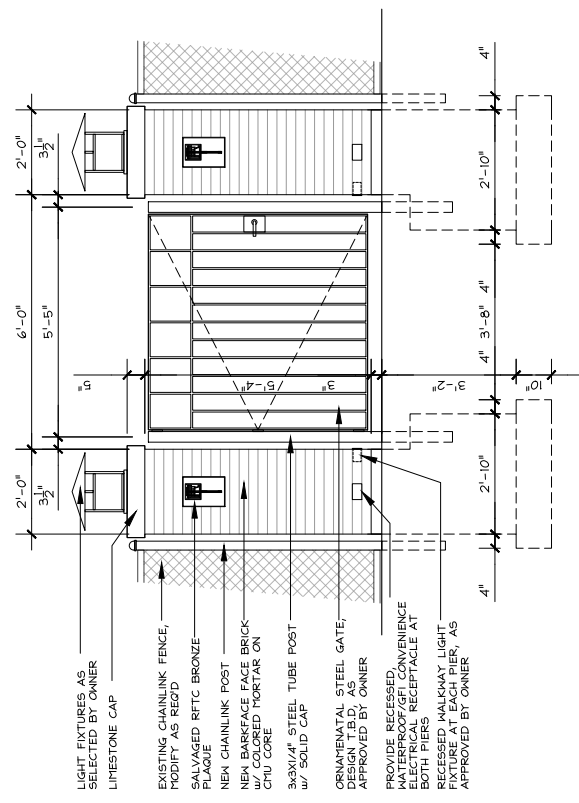
RIVER FOREST TENNIS CLUB
 RIVER FOREST, IL
 LATHROP AVE.
 IN PROGRESS
 SCALES SHOWN

SOUTHWEST ELEVATIONS

MZA 3-11-2022



TYPICAL ENTRY GATE PLAN
 NOTE: 1. -
 SCALE: 1/2" = 1'-0"

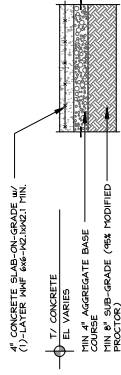


TYPICAL ENTRY GATE ELEVATION
 NOTE: 1. -
 SCALE: 1/2" = 1'-0"

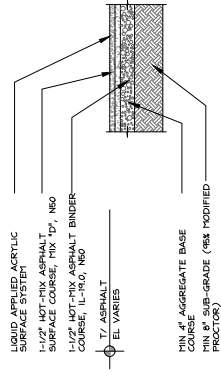
RIVER FOREST TENNIS CLUB
 RIVER FOREST, IL
 LATHROP AVE.
 IN PROGRESS
 SCALE AS SHOWN

EXHIBIT
4J

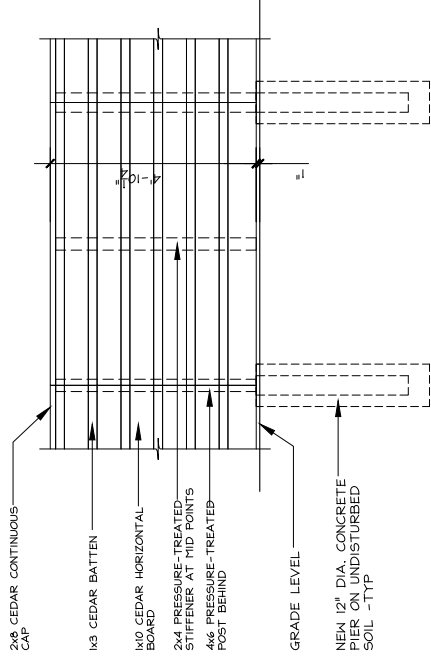
ENTRY GATE DETAILS
 MZA 3-11-2022



TYPICAL CONCRETE PAVEMENT DETAIL



TYPICAL ASPHALT PAVEMENT DETAIL



TYPICAL ENCLOSURE SCREEN

NOTE: 1. - SCALE: 1/2" = 1'-0"

SCALE: 1/2" = 1'-0"

RIVER FOREST TENNIS CLUB
LATHROP AVE.

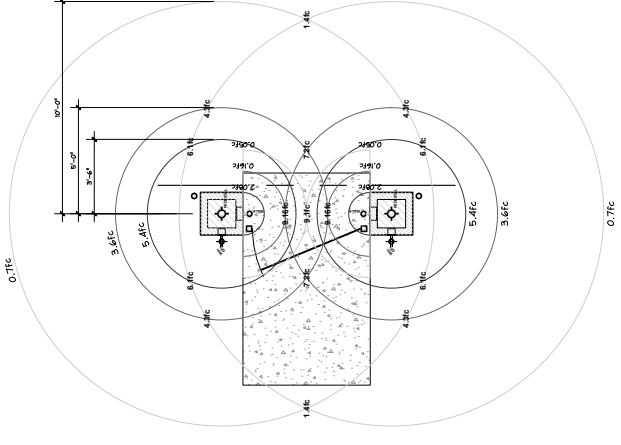
EXHIBIT
4K

IN PROGRESS

SCALE AS SHOWN

DETAILS

MZA 3-11-2022



TYPICAL ENTRY GATE - PHOTOMETRIC PLAN

NOTE: 1. - SCALE: 1/4" = 1'-0"



RIVER FOREST TENNIS CLUB
 RIVER FOREST, IL
 LATHROP AVE.
 IN PROGRESS
 SCALE AS SHOWN

EXHIBIT
4L

PHOTOMETRICS
 MZA 3-11-2022

Exhibit 5. Landscaping Plan

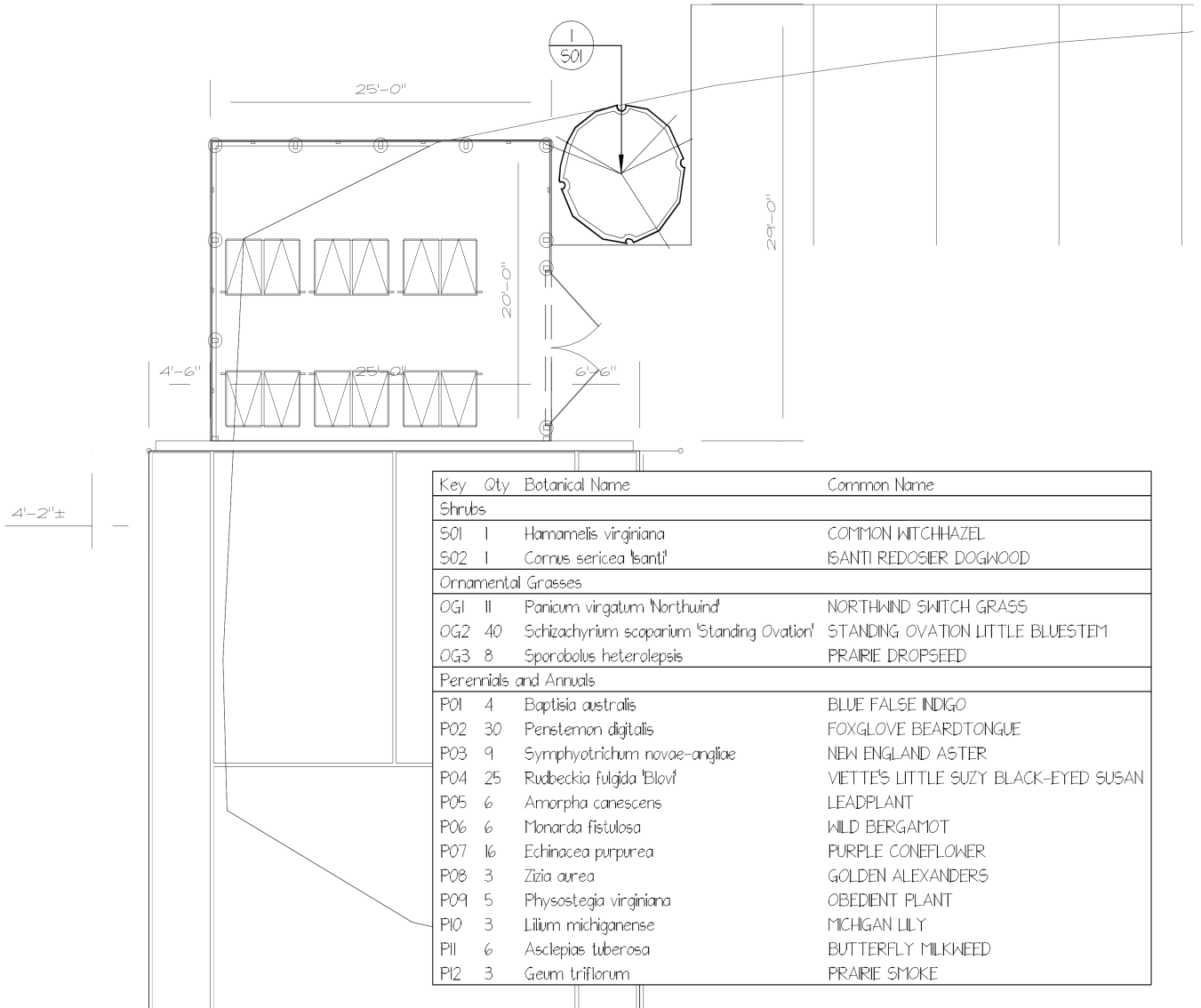
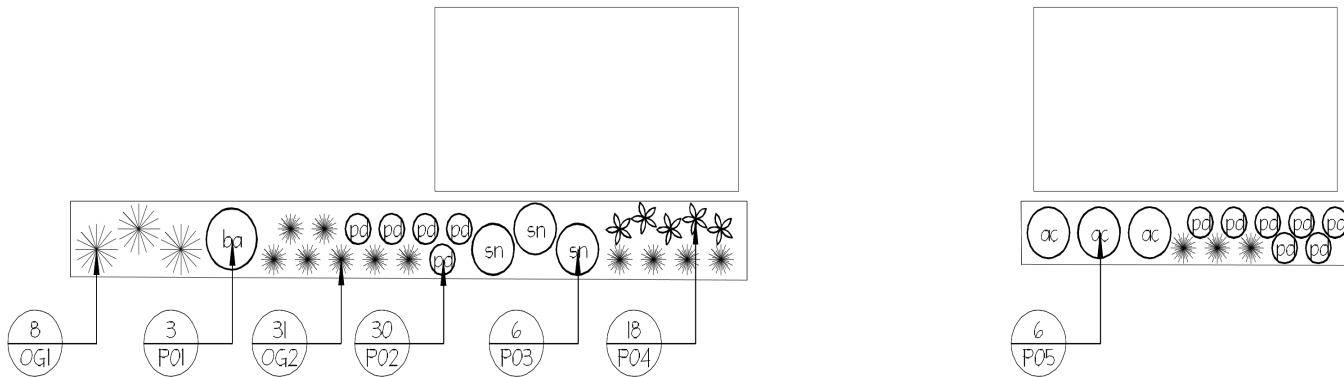


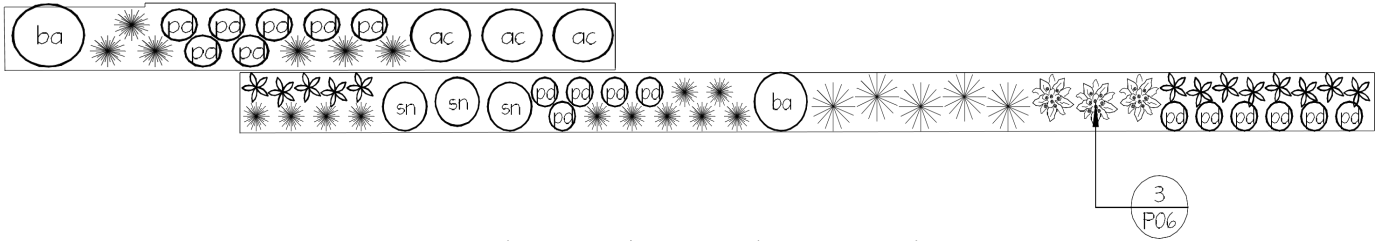
Exhibit 5. Landscape Plan (ct'd)



SOUTH FOUNDATION BEDS

Key	Qty	Botanical Name	Common Name
Shrubs			
S01	1	<i>Hamamelis virginiana</i>	COMMON WITCHHAZEL
S02	1	<i>Cornus sericea</i> 'Santi'	ISANTI REDOSIER DOGWOOD
Ornamental Grasses			
OG1	11	<i>Panicum virgatum</i> 'Northwind'	NORTHWIND SWITCH GRASS
OG2	40	<i>Schizachyrium scoparium</i> 'Standing Ovation'	STANDING OVATION LITTLE BLUESTEM
OG3	8	<i>Sporobolus heterolepis</i>	PRAIRIE DROPSEED
Perennials and Annuals			
P01	4	<i>Baptisia australis</i>	BLUE FALSE INDIGO
P02	30	<i>Penstemon digitalis</i>	FOXGLOVE BEARDTONGUE
P03	9	<i>Symphotrichum novae-angliae</i>	NEW ENGLAND ASTER
P04	25	<i>Rudbeckia fulgida</i> 'Blou'	VIETTE'S LITTLE SUZY BLACK-EYED SUSAN
P05	6	<i>Amorpha canescens</i>	LEADPLANT
P06	6	<i>Monarda fistulosa</i>	WILD BERGAMOT
P07	16	<i>Echinacea purpurea</i>	PURPLE CONEFLOWER
P08	3	<i>Zizia aurea</i>	GOLDEN ALEXANDERS
P09	5	<i>Physostegia virginiana</i>	OBEDIENT PLANT
P10	3	<i>Lilium michiganense</i>	MICHIGAN LILY
P11	6	<i>Asclepias tuberosa</i>	BUTTERFLY MILKWEED
P12	3	<i>Geum triflorum</i>	PRAIRIE SMOKE

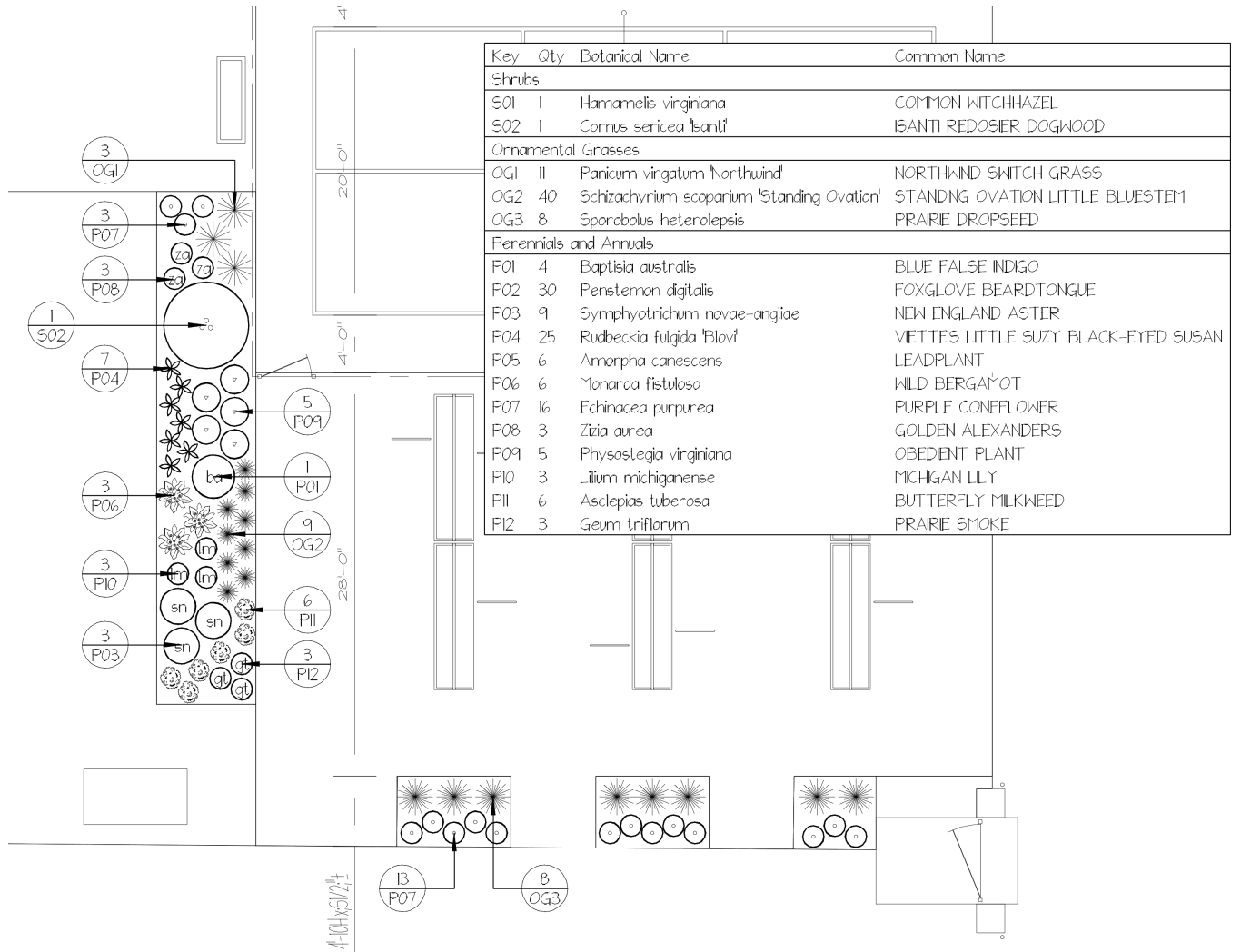
Exhibit 5. Landscape Plan (ct'd)



NORTH FOUNDATION BEDS

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Ornamental Grasses			
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OG3	8	<i>Sporobolus heterolepis</i>	PRAIRIE DROPSEED
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P02	30	<i>Penstemon digitalis</i>	FOXGLOVE BEARDTONGUE
P03	9	<i>Symphotrichum novae-angliae</i>	NEW ENGLAND ASTER
P04	25	<i>Rudbeckia fulgida</i> 'Blout'	VIETTE'S LITTLE SUZY BLACK-EYED SUSAN
P05	6	<i>Amorpha canescens</i>	LEADPLANT
P06	6	<i>Monarda fistulosa</i>	WILD BERGAMOT
P07	16	<i>Echinacea purpurea</i>	PURPLE CONEFLOWER
P08	3	<i>Zizia aurea</i>	GOLDEN ALEXANDERS
P09	5	<i>Physostegia virginiana</i>	OBEDIENT PLANT
P10	3	<i>Lilium michiganense</i>	MICHIGAN LILY
P11	6	<i>Asclepias tuberosa</i>	BUTTERFLY MILKWEED
P12	3	<i>Geum triflorum</i>	PRAIRIE SMOKE

Exhibit 5. Landscape Plan (ct'd)



MARK ZINNI ARCHITECTS, LTD.

428 Marengo Ave. # 1E, Forest Park, Illinois 60130 708.366.2416



RIVER FOREST TENNIS CLUB CONSTRUCTION COST
EXTERIOR BEAUTIFICATION PROJECTS 2022-2023
615 Lathrop Ave. River Forest Illinois

Based on drawings by Mark Zinni Architects, Ltd./Schlaf Eng. Dated March 22, 2022
 Proposal prepared March 22, 2022

Total Construction Cost for 4 project Sections:	\$ 262,500.00	see attached breakout
A Southwest site development	\$ 74,600.00	
B Northwest site development	\$ 129,500.00	
C Southside Pedestrian Entry Gate	\$ 29,200.00	
D Northside Pedestrian Entry Gate	\$ 29,200.00	
	\$ 262,500.00	

A SOUTHWEST SITE Development (includes trash enclosure area and backboard)		
1	Concrete slab for Trash dumpsters <i>Includes removal regrading and replacement</i>	\$ 8,000.00 REL concrete
2	Fence enclosure with gates at dumpsters <i>Cedar horizontal fence with operable Gates</i>	\$ 9,500.00 First Fence
3	Asphalt practice court at backboard <i>Includes removal regrading and replacement</i>	\$ 14,000.00 DeerPaving/ REL Conc.
4	Backboard 10' x 20' wide	\$ 7,000.00 Bakko Products
5	Structural support for backboard	\$ 13,600.00 Rel concrete
6	Back Board Installation	\$ 2,500.00 A.G.Remodeling

7	Landscaping at New Planting Areas <i>includes misc. landscape clean up at south west corner</i>	\$ 12,000.00	McAdam Landscaping
8	General conditions, unforeseen	\$ 2,500.00	varies
9	Architectural & Engineering Construction Management	\$ 5,500.00	MZA/Schalf Eng
Total		\$ 74,600.00	

B NORTHWEST SITE Development (includes pickle courts, bike racks & café area)

1	Aged Concrete paving at Café area <i>Includes removal regrading and replacement 1000 ft.²</i>	\$ 23,000.00	REL concrete
2	Fence enclosure with gates at Pickle Courts <i>4 foot high chain-link fence with gates match existing</i>	\$ 5,500.00	First Fence
3	Asphalt pickle courts <i>Includes removal regrading and replacement</i>	\$ 15,000.00	DeerPaving/ REL Conc.
4	Pickle courts equipment, nets, lining and surfacing	\$ 7,500.00	Bakko Products
5	Aged Concrete bike rack area and sidewalk replacement	\$ 28,500.00	Rel concrete
6	Bike racks with Installation <i>Approximately 40 bikes</i>	\$ 9,500.00	A.G.Remodeling U.Line Supply
7	Landscaping at New Planting Areas <i>includes misc. landscape clean up at south west corner</i>	\$ 12,000.00	McAdam Landscaping
7a	Landscape Planter Boxes <i>includes planter boxes with annuals landscaping (4 units)</i>	\$ 9,500.00	McAdam Landscaping
7b	Landscape planting edge at building west side <i>Pavement removal</i>	\$ 3,500.00	REL concrete
	<i>Landscaping</i>	\$ 3,500.00	McAdam Landscaping
8	General conditions, unforeseen	\$ 5,500.00	varies
9	Architectural & Engineering Construction Management	\$ 6,500.00	MZA/Schalf Eng

Total **\$ 129,500.00**

C Southside Pedestrian Entry Gate

1	Concrete Piers work and concrete demo 2 @ \$2,800	\$ 5,600.00	REL concrete
2	Brick piers with lime stone cap 2 at \$1,200	\$ 2,400.00	Monster Masonry
3	Electrical pier lights in outlets 2 at \$1,200	\$ 2,400.00	Code Electric
4	Custom light fixtures 2 at \$1,000	\$ 2,000.00	Arroyo Craft
5	Custom steel gate with post 2 at \$3,000	\$ 6,000.00	TMK Construction
6	Concrete Slab work 2 @ \$1,800	\$ 3,600.00	REL concrete
7	Electrical service conduit line from building	\$ 2,200.00	Code Electric
8	General conditions, unforeseen	\$ 1,500.00	varies
9	Architectural&Engineering Construction Management	\$ 3,500.00	MZA/Schalf Eng

Total **\$ 29,200.00**

D Northside Pedestrian Entry Gate

1	Concrete Piers work and concrete demo 2 @ \$2,800	\$ 5,600.00	REL concrete
2	Brick piers with lime stone cap 2 at \$1,200	\$ 2,400.00	Monster Masonry
3	Electrical pier lights in outlets 2 at \$1,200	\$ 2,400.00	Code Electric
4	Custom light fixtures 2 at \$1,000	\$ 2,000.00	Arroyo Craft
5	Custom steel gate with post	\$ 6,000.00	TMK Construction

2 at \$3,000			
6 Concrete Slab work	\$	3,600.00	REL concrete
2 @ \$1,800			
7 Electrical service conduit line from building	\$	2,200.00	Code Electric
8 General conditions, unforeseen	\$	1,500.00	varies
9 Architectural&Engineering Construction Management	\$	3,500.00	MZA/Schalf Eng
<hr/>			
Total	\$	29,200.00	



FOREST PARK BANK

03/10/2022

Chairman Frank Martin
Development Review Board (DRB)
Village of River Forest
400 Park Avenue
River Forest, IL 60305

RE: Bank Account Number's (redacted)
(XXX636910; XXX026910; XXX128900; & XXX144900)
River Forest Tennis Club
Exterior Beautification Project

Dear Chairman Martin:

Please accept this letter as verification of the RFTC's above referenced "4" accounts at Forest Park Bank. The current value of the "4" RFTC accounts at this time is in excess of \$795,000.

Unless there are insufficient assets in the account, or we receive a notice that the account is encumbered for some reason, the authorized signatories are authorized to instruct Forest Park Bank to effect a distribution in cash of any and all of these assets in the accounts.

All future distributions are dependent on the accounts' asset allocation, withdrawals, if any, and market conditions and Forest Park Bank cannot guarantee distribution of future income will continue.

If you have any questions or require any additional information, please feel free to contact us.

Regards,

Michael J Cwynar
AVP – Retail Banking

CC: David Piech, RFTC Treasurer

MAIN OFFICE
7348 WEST MADISON STREET
FOREST PARK, ILLINOIS 60130
T 708 222 2800
F 708 771 8131

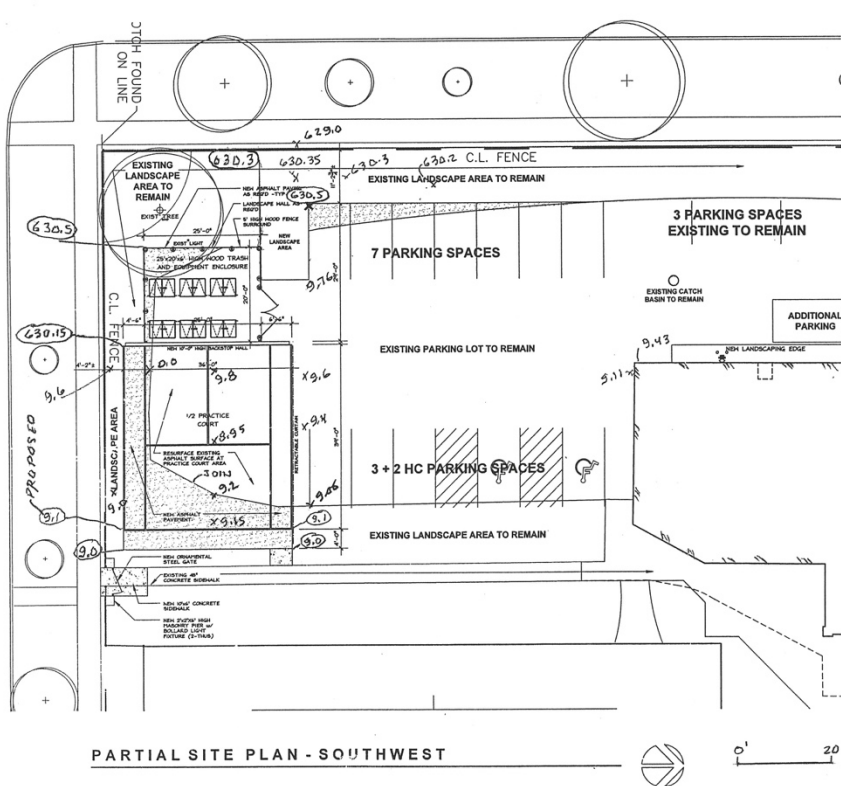
BRANCH OFFICE
7331 WEST ROOSEVELT ROAD
FOREST PARK, ILLINOIS 60130

FORESTPARKBANK.COM

Exhibit 7. Site Drainage Plan

**PAVING AND GRADING PLAN
RIVER FOREST TENNIS CLUB**

PROJECT NOTES
 SITE BENCHMARK: NORTHEAST BOLT OF FIRE HYDRANT, WHERE SHOWN
 ELEVATION 630.61.
 FOR ELEVATIONS SHOWN X.XX ADD 620.00
 ARCHITECTURE FEATURES SHOWN HEREON HAVE BEEN PREPARED BY
 MARK ZINNI ARCHITECTS, LTD. MARCH 11, 2022.



Robert P. Schlaf

PLANS PREPARED BY ROBERT P. SCHLAF, P.E.
 MARCH 21, 2022



EXPIRES: NOVEMBER 30, 2023

Robert P. Schlaf, P.E.
 335 Ventura Club Drive
 Roselle, Illinois 60172
 Phone: (630)-561-7338
 E-mail: KNABOB@ATT.NET

Exhibit 8. Neighbor Meeting Comments

This meeting took place on February 16, 2022. The following comments were made at the meeting:

Jenna Calabrese – Will permeable concrete be used for the project?

-RFTC's response was no, it will not be used because of the issue of maintenance. RFTC is increasing the permeable area overall with this project, however.

Holly McCarthy – Regarding parking on Lathrop, there is a concern from the neighbors about Club Members obstructing driveways, etc.

-RFTC's response was that we would be happy to remind our Members and their visitors of the rules and ask them to be considerate of their neighbors. In addition, access to the Village Traffic commission was offered.

Peter Tristano asked about the width of the new gate.

-RFTC responded that the gate would be 50% wider than the current gate (about 18 inches) to allow for safe access to/from club for members and guests.

