

1.0 OWNER NAME AND ADDRESS, AND OTHER PARTIES

Property Owner and Applicant

River Forest Tennis Club
615 Lathrop Ave.
River Forest, IL. 60305

Law Firm

Elrod Friedman LLP
Peter M. Friedman
350 North Clark Street
Second Floor
Chicago, Illinois 60654
312-528-5200
www.elrodfriedman.com

Architectural Firm

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

Engineering Firm

Kenig, Lindgren, O'Hara, Aboona, Inc.
Michael A. Werthmann, PE, PTOE
9575 West Higgins Road, Suite 400
Rosemont, IL. 60018
(847) 518-9990 office

Lighting Supplier and Photometrics

Shineto Lighting USA, LLC
David Lord, National Sales Director
708 Armstrong Dr, Buffalo Grove, IL 60089
(224) 567-8070

2.0 STATEMENT OF OWNER’S APPROVAL OF APPLICATION FILING

The River Forest Tennis Club hereby approves of the filing of this application for the lighting project.

Dan Baker

Dan Baker, President

Sandi Graves

Sandi Graves, Past President

3.0 STREET ADDRESS, LEGAL DESCRIPTION, AND SURVEY OF SUBJECT PROPERTY

ADDRESS:

615 Lathrop Avenue
River Forest, Illinois 60305

SURVEY:

See Plat of Survey (Exhibit 3.1)

LEGAL DESCRIPTION:

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 $\frac{1}{4}$ of Section 12, Township 39 North, Range 12 east of the Third Principal Meridian, in Cook County, Illinois.

Total Land Area: $\pm 160,017$ sq.ft. (3.673 acres)

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

4.0 STATEMENT INDICATING COMPLIANCE TO COMPREHENSIVE PLAN

The River Forest Tennis Club’s proposed court lighting project 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.

In addition, the RFTC proposed plan addresses many of the “Core Community Principles” and “Community Values” 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 of our historic facility and enhance the beauty of both the Club and the surrounding neighborhood.

Ensuring we have a safe and healthy community. This project will strive to increase the total amount of tennis played. Tennis is a rigorous activity which promotes a very healthy lifestyle. Moreover, RFTC will use additional staff and security cameras to ensure the safety of the community.

Strengthening our property values and enhancing our quality of life. This project will only enhance the value of the tennis club and the surrounding community. Per National Recreation and Parks Association, property value by tennis and golf clubs are 15-30% higher. Moreover, adding lights to the RFTC tennis courts will decompress court usage at the already overcrowded Keystone Park tennis courts, which are the only courts in town that have lights.

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.

“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.

5.0 EXISTING CONTIGUOUS LAND USE PLAN

EXISTING CONTIGUOUS LAND USE:

The existing contiguous land use surrounding the River Forest Tennis Club is depicted in Exhibit 5.1.

NATURAL TOPOGRAPHIC FEATURES:

The River Forest Tennis Club has only a slight amount of grade change.

ZONING DISTRICTS:

As shown on the Village's Zoning Map (Exhibit 5.1), the site is surrounded by R-2 Single-Family Residential and PRI Park, Recreational & Institutional.

PUBLIC THOROUGHFARES:

The site is fronted by Oak Avenue on the north, Jackson Avenue on the east, Quick Avenue on the south and Lathrop Avenue on the west.

TRANSPORTATION:

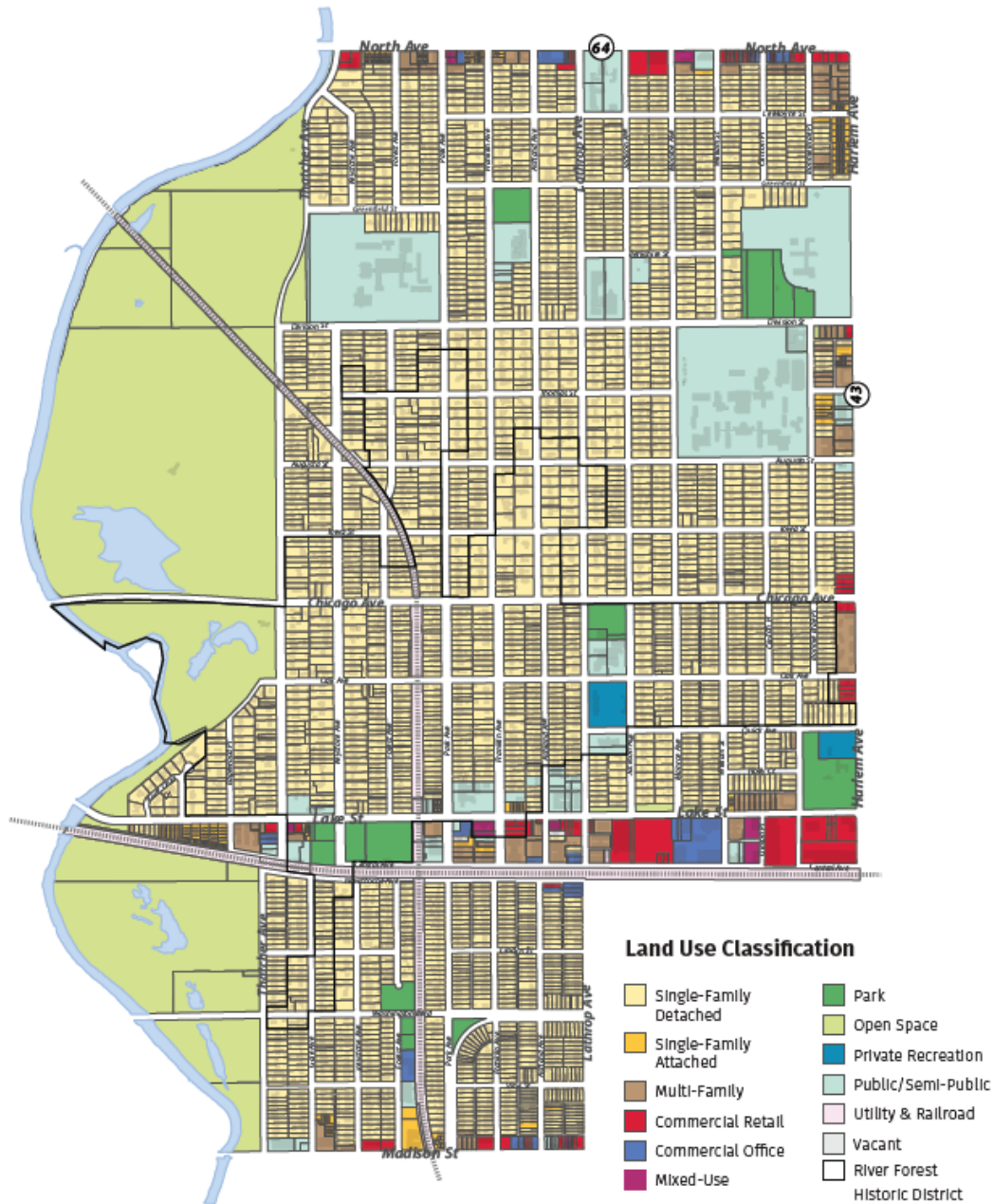
The site is bordered by Oak Avenue on the north, Jackson Avenue on the east, Quick Avenue on the south and Lathrop Avenue on the west. Pace bus routes serve the area, one block south, on Lake Street.

UTILITIES:

Utilities are currently provided on site.

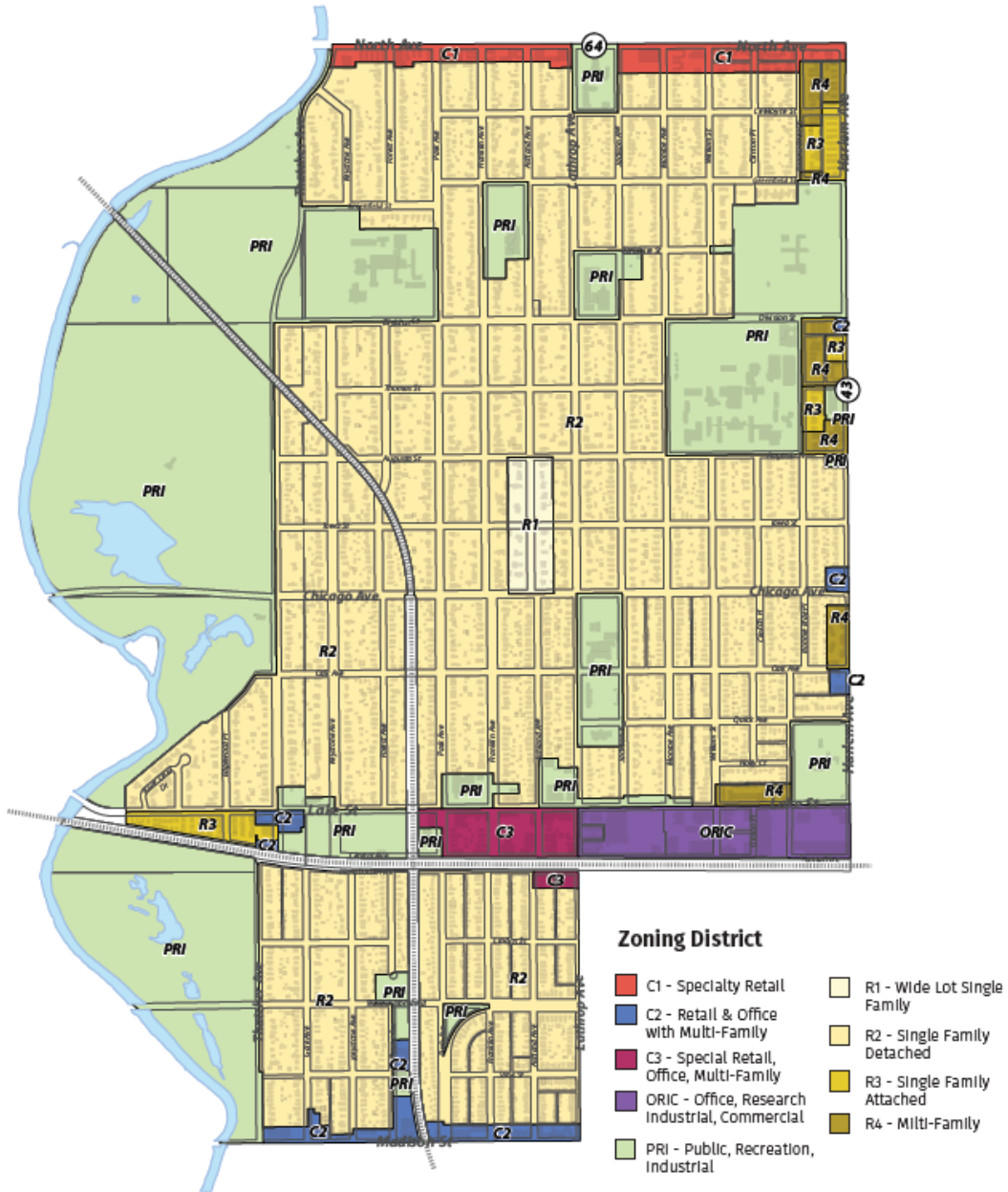
5.1 EXISTING CONTIGUOUS LAND USE

Existing Land Use



5.2 ZONING MAP

Current Zoning



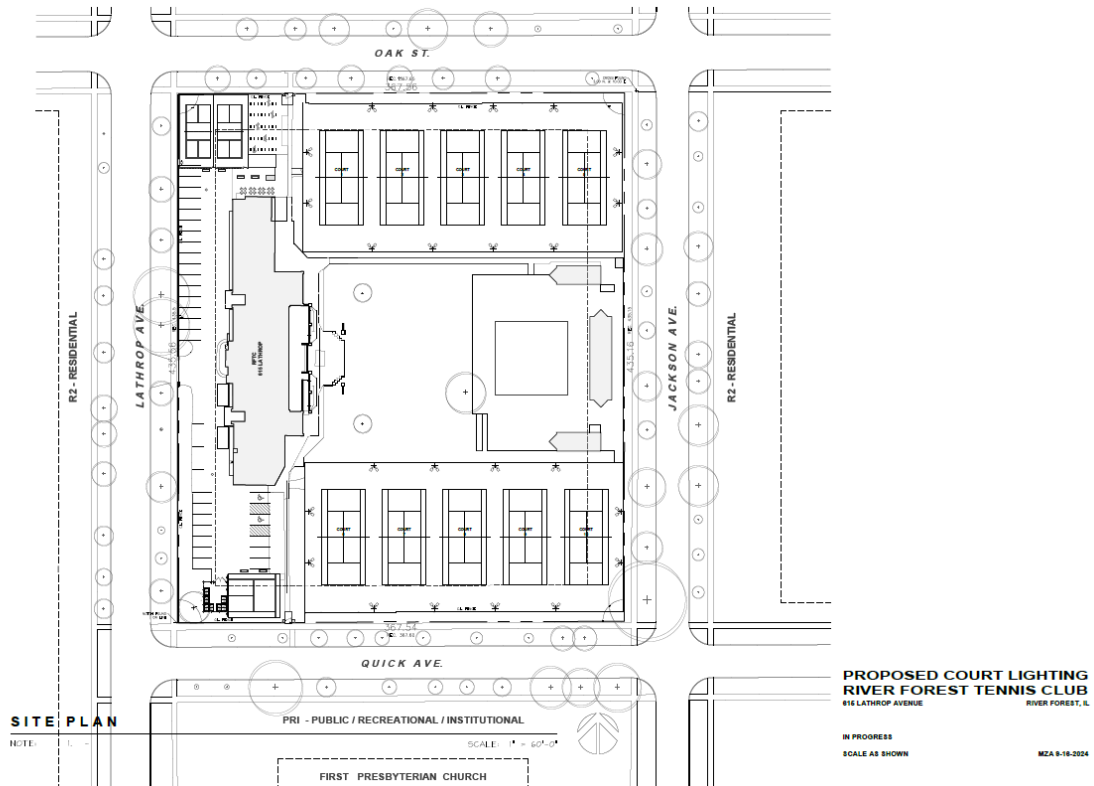
6.0 PROPOSED DEVELOPMENT:

See Site Plan (Exhibit 6.1) for proposed court lighting scheme.

- 10 Courts, 30 Foot Pole Height
 - 24 total poles (12 on each bank)
 - 48 total LED fixtures (2 on each pole)
 - Exterior Perimeter Only Poles

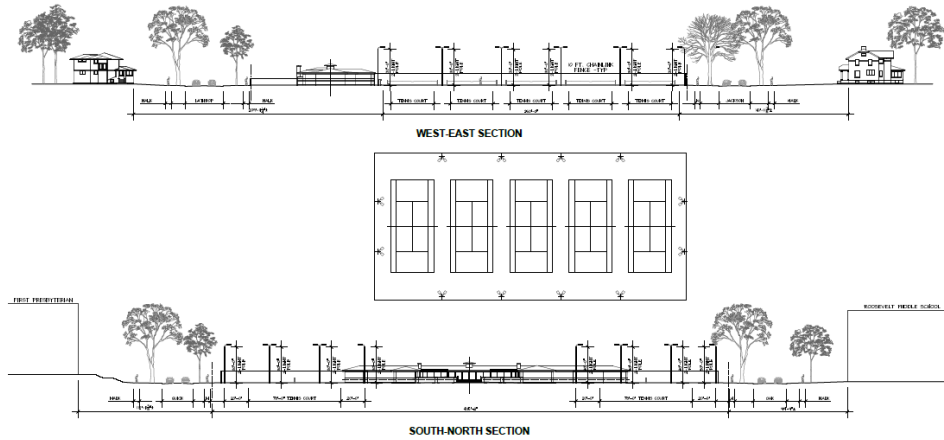
6.1 PROPOSED COURT LIGHTING

Site Plan



6.1 PROPOSED COURT LIGHTING (continued)

Elevation: 12 of the 30' Poles with 2 Light Fixtures Each



SECTIONS

NOTE: 1. -

SCALE: 1" = 60'-0"

PROPOSED COURT LIGHTING
RIVER FOREST TENNIS CLUB
615 LATHROP AVENUE
RIVER FOREST, IL

IN PROGRESS

SCALE AS SHOWN

MZA 9-10-2024

7.0 SCHEMATIC DRAWINGS AND PRODUCT INFORMATION

PLANS AND SECTIONS:

See the Proposed Court Lighting Plan and Sections (Exhibit 6.1) for the proposed light pole locations

PHOTOMETRIC PLAN:

See the Photometric Plan prepared by Shinetoo Lighting USA, LLC for the photometric analysis:

- Existing lighting sources (Exhibit 7.1)
- Proposed court lighting (Exhibit 7.2)

PRODUCT INFORMATION:

See the G1-S3 LED Tennis Light product information (Exhibit 7.3).

ELECTRICITY LAYOUT PLAN:

See the electricity plan (Exhibit 7.4).

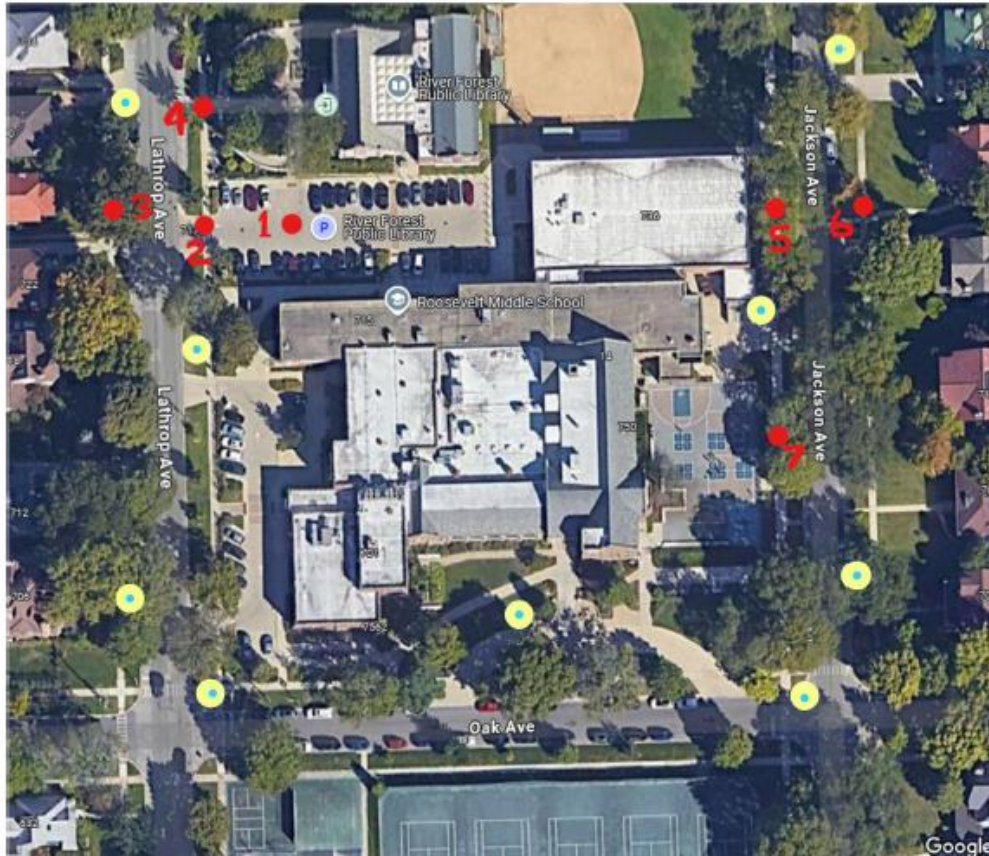
7.1 PHOTOMETRIC PLAN ANALYSIS OF EXISTING LIGHT SOURCES

The following photometrics study shows how bright the current/exiting lights shine, both the light on the existing surrounding buildings, along with existing street lamps.

- The existing lights on Jackson Ave is 8.6 Footcandles
- The proposed tennis court lights on Jackson Ave will produce 0.078 Footcandles
- The existing light spillage on Jackson Ave is 110 times brighter today
- The proposed tennis court lights would produce 0.91% as much light as existing

7.1 PHOTOMETRIC PLAN ANALYSIS OF EXISTING LIGHT SOURCES (continued)

RIVER FOREST – EXISTING LIGHT CONDITIONS



Reading Locations (RED DOTS)	FC Level
1	4.7 FC
2	2.0 FC
3	0.4 FC
4	0.5 FC
5	75 FC
6	1.9 FC
7	9.2 FC

City Street Locations (YELLOW DOTS)	FC Level
All	8.6 FC

NOTE: Reading locations taken from sidewalk except #1 from middle of parking lot

7.1 PHOTOMETRIC PLAN ANALYSIS OF EXISTING LIGHT SOURCES (continued)



Reading Locations (RED DOTS)

	FC Level
8	0.9 FC
9	1.0 FC

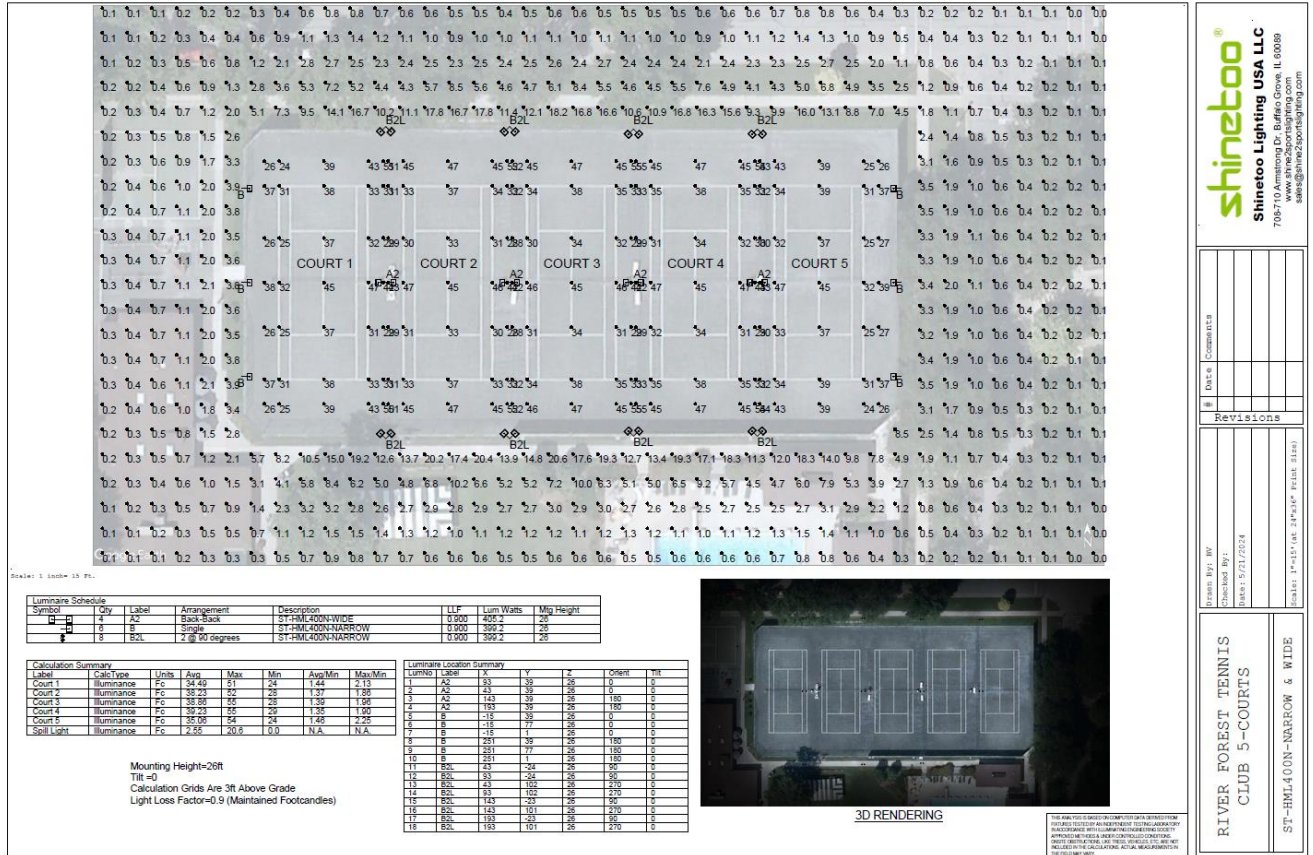
City Street Locations (YELLOW DOTS)

	FC Level
All	8.6 FC

NOTE: Reading locations taken from sidewalk except #1 from middle of parking lot

7.2 PHOTOMETRIC PLAN ANALYSIS OF PROPOSED COURT LIGHTS (continued)

Photometrics at 400W



7.3 PRODUCT INFORMATION

Light Type: G1-S3 LED Tennis Lights



G1-S3 LED

High Mast Lights

500W 600W 800W



IP65



CB

SAA



NICHIA

- Anti-Glare
- Asymmetric Indirect Light Design
- Full Cut-off

Spill Light Control

Spill light refers to the light falling outside the object to be illuminated, it is a kind of light pollution.

When using outdoor tennis court lighting, the court area needs to be bright enough, not pilling back off of the court. Shinetoo's tennis court lights have a spill-proof light control nction, which helps to illuminate the playing surfaces correctly.



(note signage/instructions to members on how to use)

The drawing shows a side elevation of a 30-foot tall pole. The pole has a diameter of 70 mm (2.76 inches). At the top, there are two square fixtures, each 300 mm (11.81 inches) on a side, with a central hole of 300 mm (11.81 inches) diameter. The fixtures are mounted on a baseplate. The baseplate is 300 mm (11.81 inches) square and has four mounting holes, each 1.18 inches by 1.89 inches, for anchor bolts. The pole has a handhole near the bottom, which is 25 mm (0.98 inches) in diameter. The base of the pole is 175 mm (6.89 inches) in diameter. The drawing includes dimensions in both millimeters and inches.

Notes:

- Material:
Pole shaft: ASTM A572 GR50
Baseplate: GR50 or Q355B
- Design wind speed: 115mph (Vult)
- Finished: Galvanizing per ASTM A123

Dimensions:

- Pole height: 30' [9.144 m]
- Pole diameter: $\varnothing 70$ [2.76"]
- Baseplate side: 300 [11.81"]
- Baseplate hole: $\varnothing 300$ [11.81"]
- Baseplate hole size: 4-1.18" x 1.89"
- Handhole diameter: 25 [0.98"]
- Base diameter: $\varnothing 175$ [6.89"]

CLIENT		Shinetop Lighting	
TITLE		30'± 2L 115mph Vult	
DRAWN	DBH 2024.06.15	MATERIAL	MANUFACTURING ORDER
ENGR		CHK (mm)	
CHECKED		WT (kg)	
SPECIFICATIONS		SCALE	VERSION

7.4 ELECTRICITY LAYOUT PLAN



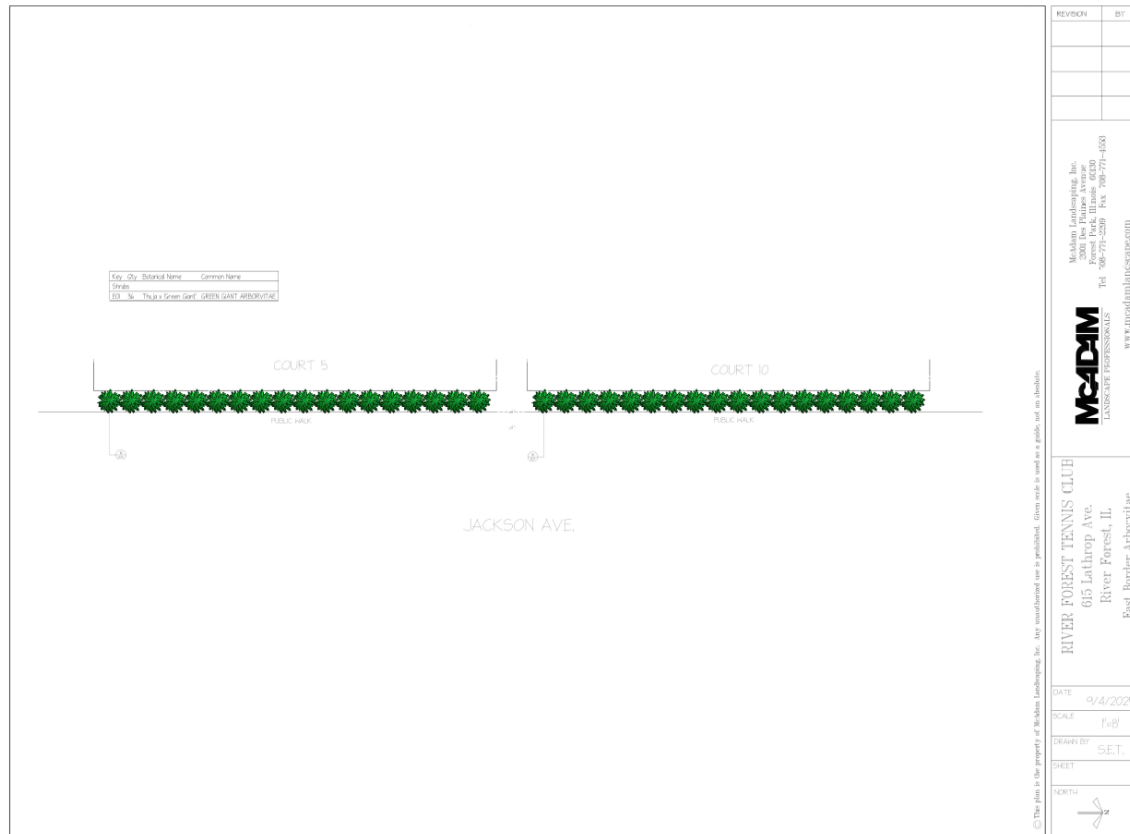
8.0 LANDSCAPING PLAN, LOCATION, SIZE, AND CHARACTER

Landscaping of the site will remain mostly unchanged with implementation of the court lighting. Existing vegetation, trees and shrubs, surrounding the River Forest Tennis Club will inhibit the amount of light being released towards neighboring residential areas.

Based on neighbor feedback, we will be planting 36 arborvitaes trees along Jackson Avenue. Initial tree height will be 5-6 feet with the expectation of 1-2 feet of growth each year.

Please see below diagrams.

Application for River Forest Tennis Club – Court Lighting



9.0 COVENANTS, EASEMENTS, AND RESTRICTIONS

There are no proposed covenants or restrictions related to the project, but the light utilization of the lights ranges from the months of April 1st to October 31st from 6am to 9:30pm.

10.0 DEVELOPMENT SCHEDULE

The River Forest tennis Club anticipates the following general schedule for completion of the project:

- The installation is anticipated to take approximately 3 weeks to install.
- The installation will be in one phase.
- The installation is anticipated to begin after the regular tennis season concludes (e.g. November 2025)

B11 APPLICANT'S STATEMENT

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.

Dan Baker

Dan Baker, President

Sandi Graves

Sandi Graves, Past President

12.0 TRAFFIC STUDY

The traffic study has been completed by:

Engineering Firm
Kenig, Lindgren, O'Hara, Aboona, Inc.
Michael A. Werthmann, PE, PTOE
9575 West Higgins Road, Suite 400
Rosemont, IL. 60018
(847) 518-9990 office



9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Elias N. Yanaki
River Forest Tennis Club

FROM: Michael A. Werthmann, PE, PTOE
Principal

DATE: July 10, 2025

SUBJECT: Traffic Statement
River Forest Tennis Club
Proposed Tennis Court Lights

This memorandum summarizes the results of a traffic impact statement conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) in regard to the proposed installation of tennis court lights at the River Forest Tennis Club (RFTC) located in River Forest, Illinois. The RFTC is bounded by Oak Avenue on the north, Jackson Avenue on the east, Quick Avenue on the south, and Lathrop Avenue on the west and contains ten tennis courts, a swimming pool, and a small club house. **Figure 1** shows an aerial view of the site. Currently, the RFTC is open from 5:30 A.M. to 10:45 P.M. Access to the 30-space parking lot is provided via a single access drive located on the east side of Lathrop Avenue approximately halfway between Oak Avenue and Quick Avenue. In addition to the parking lot, members of the RFTC also park on the area roadways.

The RFTC is proposing to install lights on all ten tennis courts. As proposed, the lights will only be used until 10:00 P.M. and only between April and October. Further, the lights are generally required in the spring and fall given the available daylight in the summer. No other operational modifications are proposed at the RFTC with the installation of the proposed tennis court lights.

Existing Traffic Conditions

The following summarizes the four roadways bordering the RFTC:

- Lathrop Avenue is classified as a collector road and Oak Avenue, Jackson Avenue, and Quick Avenue are classified as local roads.
- All four roadways have one lane in each direction with sharrows/shared pavement markings provided along Lathrop Avenue. Jackson Avenue is restricted to one-way southbound traffic flow from Chicago Avenue to Quick Avenue between 7:30 A.M. and 4:00 P.M. on school days, Oak Avenue is restricted to one-way eastbound traffic flow from Lathrop Avenue to Jackson Avenue between 8:00 A.M. and 4:00 P.M. on school days, and Quick Avenue is restricted to one-way westbound traffic on Sundays.
- The intersections of Oak Avenue/Lathrop Avenue and Oak Street/Jackson Avenue are under all-way stop sign control and Quick Avenue is under stop sign control at its intersections with Lathrop Avenue and Jackson Avenue.



Aerial View of Site

Figure 1

- Along the RFTC frontage, parking is generally provided on both sides of Oak Street and Jackson Street and along the south side of Quick Avenue and the west side of Lathrop Avenue. However, some of the on-street parking has various time restrictions.

Trip Generation Estimates

As proposed, the tennis court lights will only be used until 10:00 P.M. and will not extend the current hours of the RFTC, which are between 5:30 A.M. and 10:45 A.M. Further, the lights will only be used between April and October, weather permitting, and will not extend the season of the RFTC. However, the RFTC does anticipate more use of the tennis courts between 8:00 P.M. to 10:00 P.M. as they expect a shift in the time that adults play from the 5:00 P.M. to 7:00 P.M. time-period to the 8:00 P.M. to 10:00 P.M. time-period.

Assuming doubles play on all ten tennis courts, and that some players arrive early for their matches or remain at the RFTC after their matches, the club typically has a maximum of 45 to 50 members at the RFTC. Given the number of members that walk or ride their bikes to and from the RFTC, an auto occupancy of 2.0 people per vehicle was assumed for this evaluation. As such, it is estimated that the tennis courts generate a maximum of approximately 25 inbound trips and 25 outbound trips per hour. As such the installation of the tennis court lights will generate a maximum of 25 additional two-way trips between 7:30 P.M. and 10:30 P.M. However, the volume of additional traffic generated by the installation of the tennis court lights and the impact of the traffic will likely be lower given the following:

- The estimate above assumes a worst-case scenario that doubles play is occurring on all ten tennis courts and that all ten courts are in use.
- The tennis court lights will mainly be used in the spring and fall given the available daylight in the summer. As such, any additional traffic generated by the installation of the tennis court lights will only occur for a few months in the late spring/early summer and a few months in the late summer/early fall.
- A portion of the additional traffic generated by the installation of the lights is currently generated by the RFTC as the tennis courts are currently used past 8:00 P.M.

Evaluation of the Existing Roadway System

Given the following, the existing roadway system has sufficient reserve capacity to accommodate the additional traffic to be generated by the installation of the tennis court lights:

- As discussed above, the installation of the tennis court lights will generate a limited volume of additional traffic which will only occur for a maximum of four to six months per year.
- The additional traffic is anticipated to occur between 7:30 P.M. and 10:30 P.M. when traffic is much lower on the roadway system and more roadway capacity is available compared to the weekday morning and evening commuter peak periods.

The roadways serving the area generally carry a lower volume of traffic as they are either local or collector roads.

13.0 ECONOMIC ANALYSIS

The financial capability of the applicant to complete the proposed development is shown based on the following Bank Statements (Exhibit 13.1)

13.1 BANK STATEMENTS

Checking Account



JPMorgan Chase Bank, N.A.
P O Box 182051
Columbus, OH 43218 - 2051

May 01, 2025 through May 30, 2025

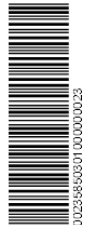
Account Number: **000000865156530**

00023585 DRE 111 212 15525 NNNNNNNNNN 1 000000000 D9 0000

THE RIVER FOREST TENNIS CLUB
615 LATHROP AVE
RIVER FOREST IL 60305

CUSTOMER SERVICE INFORMATION

Web site: **www.Chase.com**
Service Center: **1-877-425-8100**
Para Espanol: **1-888-622-4273**
International Calls: **1-713-262-1679**
We accept operator relay calls



CHECKING SUMMARY

Chase Platinum Business Checking

	INSTANCES	AMOUNT
Beginning Balance		\$747,174.15
Deposits and Additions	95	164,392.74
Electronic Withdrawals	2	-100,061.04
Ending Balance	97	\$811,505.85

Your Chase Platinum Business Checking account provides:

- No transaction fees for unlimited electronic deposits (including ACH, ATM, wire, Chase Quick Deposit)
- 500 debits and non-electronic deposits (those made via check or cash in branches) per statement cycle
- \$25,000 in cash deposits per statement cycle
- Unlimited return deposited items with no fee

There are additional fee waivers and benefits associated with your account – please refer to your Deposit Account Agreement for more information.

13.1 BANK STATEMENTS (continued)**Savings Account**

JPMorgan Chase Bank, N.A.
P O Box 182051
Columbus, OH 43218 - 2051

May 01, 2025 through May 30, 2025

Account Number: **000003951563031**

CUSTOMER SERVICE INFORMATION

Web site: **www.Chase.com**
Service Center: **1-877-425-8100**
Para Espanol: **1-888-622-4273**
International Calls: **1-713-262-1679**
We accept operator relay calls

00020351 DRE 111 212 15525 NNNNNNNNNN 1 000000000 D2 0000

THE RIVER FOREST TENNIS CLUB
615 LATHROP AVE
RIVER FOREST IL 60305

**SAVINGS SUMMARY**

Chase Business Premier Savings

	INSTANCES	AMOUNT
Beginning Balance		\$203,266.93
Deposits and Additions	1	3.29
Ending Balance	1	\$203,270.22
Annual Percentage Yield Earned This Period		0.02%
Interest Paid This Period		\$3.29
Interest Paid Year-to-Date		\$11.59

Your monthly service fee was waived because you maintained an average savings balance of \$25,000 or more during the statement period.

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$203,266.93
05/30	Interest Payment	3.29	203,270.22
	Ending Balance		\$203,270.22

30 deposited items are provided with your account each month. There is a \$0.40 fee for each additional deposited item.

13.2 EVIDENCE OF PROJECT'S ECONOMIC VIABILITY

This requirement has been waived by the Village's Development Review Board.

13.3 ANALYSIS SUMMARIZING ECONOMIC IMPACT OF PROPOSED DEVELOPMENT UPON VILLAGE

This requirement has been waived by the Village's Development Review Board.

14.0 ENVIRONMENTAL IMPACT STUDY

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

15.0 VILLAGE SERVICE ANALYSIS

There is no additional demand on Village Services under the scope of this proposal. As activities will not change at the River Forest Tennis Club due to the installation of lights, the level of Village Services remains the same.

16.0 UTILITY PLAN IMPROVEMENTS

No changes will be made to the Utility Plan.

17.0 DRAINAGE PLAN DEVELOPMENT

No changes will be made to the Drainage Plan.

18.0 SITE DEVELOPMENT ALLOWANCES

No allowances are requested.

19.0 NEIGHBORHOOD MEETING COMMENTS

- Date & Time: Wednesday, March 12, 2025 at 7:00 p.m.
- Location: Room 200 in Christopher Center at Concordia University
- Invitees: RF residents within a 1,000 ft radius (expanded from 500 ft)
- Attendance: ~50 residents (~50% non-RFTC)

19.1 PUBLIC NOTICE MAILING



PUBLIC NOTICE: MEETING WITH NEIGHBORING PROPERTY OWNERS REGARDING A PROPOSED PLANNED DEVELOPMENT PROJECT

The purpose of this letter is to notify you that The River Forest Tennis Club intends to file an application with the Village of River Forest for a Planned Development permit for the purpose of installing lights to illuminate the tennis courts at The River Forest Tennis Club, which is located at 615 Lathrop Avenue, River Forest, IL. You are receiving this notice because our records indicate that you own property within 1,000 feet of the proposed development site. You are hereby invited to attend a meeting with the applicant to discuss the project and its impact on area residents.

The meeting will be held:

Date & Time: Wednesday, March 12, 2025 at 7:00 p.m.

Location: Room 200 in Christopher Center at Concordia University, 7400 Augusta St, 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/DevelopmentGuide and project specific page at www.vrf.us/RFTennisClub.

All interested parties are invited to attend this public meeting and will be given an opportunity to be heard. If you are unable to attend this meeting but wish to submit questions or comments, please contact The River Forest Tennis Club via email at RFTC60305@gmail.com. You may also contact Matt Walsh, Village Administrator at the Village of River Forest, at (708) 714-3563 or via email at mwalsh@vrf.us.

Please note that the next step in this process is to file an application that will be presented to the Village's Development Review Board (DRB) for review and consideration. The DRB will conduct a public hearing and then 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. A notice of the public hearing will be sent to you no less than 15 days prior to the hearing date. You will also receive notice of the meeting of the Village Board of Trustees no less than seven days prior to the meeting date where the Development Review Board's recommendation will be considered.

Sincerely,

Elias Yanaki

Elias Yanaki
River Forest Tennis Club

19.2 SUMMARY OF NEIGHBOR COMMENTS

Questions/Summary of “Lights” Village Meeting Wednesday, March 12th

- Was the recording going to be made available to the public.
- Was the presentation going to be made available to the public.
- Light spillage study completed by vendor, why not have a 2nd opinion.
- Point measurements not taken from RFTC property line
- Any study about the temperature of the lights
- Does light spillage block the night sky.
- Objection to sitting on porch, looking at multiple lights now blocking sunset.
- Is RFTC going to host tournaments.
- Questions comparing RFTC to other public entities. Are our taxes less.
- Want lower poles.
- Are presentation suggestions coming from members or neighbors.
- Why hasn't RFTC changed pool lights.
- Will there will be more noise if courts lit from 6AM-9PM.
- Not happy with the aesthetics of adding 18 lights around courts.
- Bought house knowing there were no lights on courts/surrounding RFTC property.
- Want better rendering of spillage report.
- How many poles needs to light a single court.
- How much space required for lights, what options are there for placement on courts.
- Pickleball courts sound like a ping pong table... afraid we are going to light these courts as well.
- Why can't members use other courts for night play.
- Progress OK for public use, not needed for private club.
- Comparing lights to OPCC which are very bright.
- A vote was taken at meeting to determine the percentage of members versus neighbors in attendance... more neighbors attending than members.
- Looking for a guarantee that spillage will be what was presented in the presentation.
- Questioning the application process, concerned about the number of RFTC members on the DRC board.
- Concerned about trimming trees along Jackson in order to make room for the lights.
- Would like to see sample of a lit light.
- Neighbors would like to see evergreens installed long Jackson in order to block view of courts.
- Is it possible to make Oak Ave a one-way street at night.

- Jackson neighbors concerned about view from 2nd story, looking down at lights.
- Neighbor wondering how permit/application standards are judged.
- Where to view comparable lights/clay courts locally.
- Are “warmer” lights” an option... according to vendor, yes, but not used for sports.
- Didn’t like the proposed cut-off time of 10PM, want a 9/9:30PM time.
- Could vendor provide an option with zero foot candles and how would that work.
- Want a more detailed spillage report to include the trees/shrubs, wind screens and the light reflection on clay courts.
- Not all neighbors received letter/email notification of this meeting.
- Issues with light model numbers in presentation missing/not matching to vendor’s online web page, can’t do proper research (Jason).
- What is the proposed timeline for the village application.
- Will neighbors be notified of the next meeting.

19.3 EMAILS SENT IN FROM NEIGHBORS

From: Monika Block <monikatsblock@gmail.com>
Sent: Monday, March 10, 2025 11:57 AM
To: yanakielias@gmail.com
Subject: Requesting Powerpoint Slides for RFTC Light Proposal

Hi Elias,

Can you please send the link of the powerpoint slides that have the proposal? I remember seeing that posted.

In addition, does the proposal include the lights being on longer than their current duration?

Also, will there be an opportunity for the public to speak?

Thanks,

Monika

Monika T. S. Block
monikatsblock@gmail.com
708-790-0029

From: Kristen Lee <kristenlee1@gmail.com>
Sent: Tuesday, March 4, 2025 5:31 PM
To: RFTC60305@gmail.com
Cc: Kevin Lee
Subject: RFTC Lighting questions

Hi! I am a neighbor of the tennis club and plan on attending the meeting next week. I have read the proposal that was on the village website and I will be asking about how the RFTC plan compares to sites in Oak Park, such as Taylor Park. I see in the proposal you included Keystone as a comparable, but Keystone doesn't have homes right next to it. Taylor Park seems pretty comparable to RFTC so I'd like to know how this plan compares to what they do there - the hours they can turn on, the light spillage, the height of the poles, etc. I thought you might need time to pull information to answer this so I thought I'd let you know now that I will have questions about that!

Thanks!
Kristen Lee

Application for River Forest Tennis Club – Court Lighting

From: Paul Waters <heyyou33@gmail.com>
Sent: Wednesday, March 12, 2025 3:08 PM
To: mwals@vrf.us; rftc60305@gmail.com
Cc: Nancy Bugajski
Subject: Feedback on RF Tennis Club Lights

Unfortunately my family is on vacation this week, and we will not be able to attend the community meeting on the proposed lights for the RF Tennis club. I am sharing my comments via the email addresses provided for offline feedback. I will also share the comments when the proposal comes up for vote at the village board meeting.

Before I get started, let me give you a bit of background on the Waters family. We recently moved to River Forest and own a home at 632 Lathrop Ave. I have two amazing boys aged 6 and 9 and a lovely wife. We have only been part of the community since August and are still finding our way but have been enjoying cub scouts, basketball and soon baseball. My boys are excited to start attending school at Lincoln next year, and my wife and I are looking forward to our first spring and summer in River Forest. Unfortunately, I am not writing this email to share my family story, but to provide feedback on the RF Tennis Club's proposal for lights and extended hours. I generally dislike confrontation and try to live an easy going life which is why it pains me to write this email and create a wedge within my new community. Before I get into the reasons, I want to be clear that we do NOT support the proposal.

LIGHTS:

The proposal claims that the lights will not interfere with our quality of life. However, it does not address the general light pollution produced via having elevated lights several yards away from our house. The proposal makes claims around the tree's ability to shield the lights from residents. However, the lights are permanent while trees come and go. We have already lost three trees since we moved to RF and the Ash trees surrounding the tennis club have a limited life span.

The proposal also fails to show other examples where similar lights have been installed in a residential location, so it is impossible to fact check any claims made by the tennis club on how the light's affect quality of life for local residents. In addition to the light study, I would like to see comparable installations in residential areas.

EXTENDED HOURS:

My young children currently go to bed between 8:30pm and 9:00pm. Extending the hours of play until 10:00pm is not the family friendly environment I was led to believe we would find in RF. Having grown adults playing outside with no sound barriers between them and my children's bedroom drastically degrades my family's quality of life.

PARKING:

The proposal provided by the tennis club makes claims that there will not be an increase in traffic due to the extended hours. However, it does NOT provide a traffic study or any supporting evidence to back the claim. Club events that happen after hours generally fill the entire oak and lathrop street parking with cars. Claiming that members would ride their bikes in the dark in RF vs. drive a vehicle needs to be supported by facts and a formal study. In addition, as the proposal states, the club is made up of

1

members from outside of the community who would find it impossible to bike or walk. The combination of members outside of the community and the general annoyance of riding bikes at night in RF on poorly lighted streets (except for Lathrop which if the proposal goes through will have plenty of lights) should require the village to force the tennis club to implement a formal traffic study.

HOME VALUE:

The proposal says that home value will not be impacted. However, it does not provide any facts or data from the impact on home values from other tennis courts open until 10:00pm that are in residential areas, but are off limits to the local residents. From my personal experience, I specifically asked about club hours prior to purchasing my house across the street from the tennis court. If I knew the courts were active until 10:00pm and had large lights shining outside of my windows, I personally would have never purchased my home. The village should put the proposal on hold until it can be shown that home values will not be impacted. Just adding a line to a PPT is not proof of anything and as a recent buyer, I would have expected a deep discount due to the inconvenience and quality of life issues the proposal presents. Personally, I would not have purchased this home knowing that the club would be active until 10:00pm.

Sorry if all of this sounds harsh, but I personally feel betrayed by the community that this proposal has been put forward and that my family must suffer to improve the quality of life of people who are not impacted by this decision.

Thank you for reading this and sorry for all of the typos. I am a software engineer by trade, so while english is my first language, writing is not my primary skill :)

paul

19.4 LETTERS OF “NO CONCERN” FROM ROOSEVELT MIDDLE SCHOOL AND FIRST PRESBYTERIAN CHURCH

D90 – Roosevelt Middle School

From: Ed Condon <condone@district90.org>
Sent: Tuesday, July 8, 2025 2:36 PM
To: Elias N. Yanaki
Cc: Tina Steketee; Anthony Cozzi; Ed Condon
Subject: Proposed Lighting Project

Hi Elias,

Thank you for taking the time to reach back out to me. I had the chance to speak with Principal Steketee to understand any potential implications of the project on our school operations, and have copied her on this response. I have also copied the District 90 Chief Operations Officer, Anthony Cozzi.

District 90 does not believe that your proposed project introduces any negative operational implications for Roosevelt Middle School. As an institutional neighbor to the River Forest Tennis Club on Oak Avenue, the District has no areas of concern or opposition to register regarding the proposed lighting project.

Please feel free to contact me if you have further questions.

Best regards,

Ed Condon

Ed Condon, PhD
Superintendent

River Forest District 90 Public Schools

(708) 771-8282

condone@district90.org

19.4 LETTERS OF “NO CONCERN” FROM ROOSEVELT MIDDLE SCHOOL AND FIRST PRESBYTERIAN CHURCH (continued)

First Presbyterian Church



FIRST PRESBYTERIAN CHURCH
OF RIVER FOREST

July 16, 2025

To the Village of River Forest and Our Neighbors at the River Forest Tennis Club:

We are grateful to have been consulted regarding the proposed lighting project at RFTC, which would provide additional lighting on the courts and facilities after dark.

First Presbyterian Church does not envision any negative operational impacts from the proposed lighting project. We have no concerns or opposition to register regarding the project.

Thank you for your consideration.

Sincerely,



Rev. Donna Marsh, Sr. Pastor

19.5 SUPPORT STATEMENT FROM RFTC MEMBERS

On April 7, 2024, the River Forest Tennis Club asked its members if they were interested in the possibility of adding lights to our tennis courts. The members voted overwhelming in favor of adding the lights.

- **~80%:** Of the ~400 active families, 316 families responded
- **~90%:** Of the 316 families that responded, 283 voted in favor of the lights

As mentioned in our presentation, RFTC represents nearly 400 families across at least 4 towns (River Forest, Oak Park, Elmwood Park, and Forest Park)

- 85% live in River Forest
- 5% live in Oak Park
- 5% live in the surrounding suburbs
- 5% live outside the state

Every entry was unique (There were no duplicate entries), however, a small, statically insignificant, number of votes came from two members of the same family (e.g. husband and wife each voted)

20.0 LEGAL OPINION LETTER



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Second Floor
Chicago, Illinois 60654
312-528-5200
www.elrodfriedman.com

Peter M. Friedman
312.528.5192
Peter.Friedman@elrodfriedman.com

Caitlyn R. Culbertson
312.528.5206
Caitlyn.Culbertson@elrodfriedman.com

September 22, 2025

Development Review Board
Village of River Forest
400 Park Avenue
River Forest, Illinois 60305

**Re: Request for Amendment to Planned Development
River Forest Tennis Club
615 Lathrop Avenue, River Forest, Illinois**

Dear Members of the Development Review Board;

On behalf of our client, the River Forest Tennis Club ("**Club**"), the owner of the property located at 615 Lathrop Avenue, River Forest, Illinois ("**Property**"), we respectfully submit this request for an amendment to the existing Planned Development approval for the Property to allow the installation of lighting on the Club's existing tennis courts. In support of the Club's request, we are providing this letter and the attached application package ("**Application Package**") describing the proposal for consideration by the Development Review Board.

As you know, the Club currently operates a tennis club and related facilities on the Property ("**Facility**"). The Facility includes 10 tennis courts as well as a pro shop, café, locker rooms, pool and related structures and a surface parking and landscaping. The Property is governed by an existing Planned Development ordinance. The Club is requesting an amendment to the existing Planned Development to allow the installation of lighting on the tennis courts (collectively, "**Proposed Improvements**"). The Proposed Improvements will consist of 24 light poles with 48 total LED fixtures (two on each pole). The Proposed Improvements will be installed in one phase and installation will take approximately three weeks.

Importantly, the Club is not requesting any changes to the existing use or any existing structures on the Property. The lighting will be installed along the existing tennis courts so there will be no change to the footprint of the Facility or the Property. Further, no change to the existing operations of the Facility are proposed and the Facility will maintain its existing approximately seven-month season and only remain open for tennis activities between April 1st and October 31st (depending on weather conditions). The new lighting will only be used until 10:00 p.m. The pool on the Property is already open to 9:00 p.m. daily. There will be no significant change to the hours of operation.

The goal of the Proposed Improvements is to maximize the time that members, their children and families can utilize the Facility. The Club is a family club that stresses the importance of the family as the key element of our community and society. The Facility is open to anyone interested in joining and every member must volunteer their time to the Facility's operations. The Club

represents nearly 400 families and hosts swim lessons and tennis lessons for members and non-members alike. Although members are able to enjoy the Facility during the day, without lights, the hours of operation are extremely limited, meaning that working members are limited in their ability to utilize the Facility for themselves or with their families in the morning or evenings. Currently, if members want to play tennis in the evening, they often utilize the tennis courts at Keystone Park where lights have already been installed. The Club is requesting this amendment to upgrade the Facility and ensure that its members can enjoy the Facility for limited evening hours in the same manner that residents can use the lit courts in the parks, schools and other facilities, including at Keystone Park and Concordia.

The Club has worked very hard to ensure that the installation of the Proposed Improvements will have no material negative impact on the surrounding properties. The Club has met with the Village, residents and collaborated with adjacent property owners to minimize, if not eliminate, any potential negative impacts of the Proposed Improvements. The Club made significant adjustments to the Proposed Improvements based on neighbor and Village recommendations following a community meeting. Notably, the Club revised the plans to eliminate light spillage on Lathrop Avenue and eliminate any material light spillage on Jackson Avenue. The Club conducted additional photometric studies and committed to planting new evergreen trees on its property line along Jackson Avenue and replacing or upgrading the windscreens on the Property. Importantly, following these neighborhood meetings, the Club received letters of Support and of No Concern from District 90 and First Presbyterian Church, which both have buildings adjacent to the Property.

Additionally, the operational plans for the Facility will ensure that no neighboring properties are adversely impacted. The lights will remain off whenever a court is not in use and only be used on an individual-court basis and only when tennis is being played. Members will be assigned to center courts first to ensure that any lighting that is turned on is as far away as possible from the residential streets. Further, only members will be allowed to use the tennis courts in the evening hours. The lights will only be able to be activated by using a PIN that will be changed monthly. A staff member will remain on site while the Facility is open to lock the building and gates each night. Additional security cameras will also be installed along the tennis courts to monitor the Facility to ensure that lights are not being activated after hours.

The Club is committed to being a partner in the community and undertook extensive due diligence before submitting this request and the Application Package to the Village. The Club received proposals from 10 vendors to find the product that would have the least impact on the community, minimize light pollution, comply with the United States Tennis Association and Illuminating Engineering Society's standards for lighting, and adhere to Dark Sky compliance and design. The Club also completed a traffic study for the Property with the Proposed Improvements which confirmed that there will be no material impact on vehicular traffic at and around the Property. A complete copy of the traffic study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. is included with the application. Finally, and most importantly, the Club completed a detailed photometrics study that found that the Proposed Improvements will have minimal, if any, impact on the adjacent properties. Further, the study confirmed that the Proposed Improvements would cause significantly less light spillage than the existing nearby school, church and library buildings.

The Proposed Improvements represent a modest but critically important request to allow the Club to light its tennis courts until 10:00 p.m. during the months of April through October. Lighting at tennis courts is a standard practice which is exemplified by the fact that many outdoor tennis courts in the Village already have lights, including nearby Keystone Park.

The Development Review Board is authorized to recommend approval to the Village Board of an amendment to an existing Planned Development when the standards of review are met, as set forth in Section 10-19-3 of the River Forest Zoning Ordinance. The Proposed Improvements satisfy all of the standards of review set forth in that subsection.

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

As set forth above, no change in the use of the Property is proposed. The Property will continue to operate as a private tennis club and pool.

2. 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.

The establishment, maintenance, and operation of the Property and the Proposed Improvements will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the residents of the Village. Again, there is no change to the use of the Property. The addition of the Proposed Improvements will not endanger or effect the public health or safety of residents in any way.

3. 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 title.

The use of the Property does not diminish the use or enjoyment of other property in the vicinity. The Proposed Improvements are designed to cause minimal light spillage to the surrounding properties. The LED lighting will be anti-glare and designed with an asymmetric indirect light design with full cut off. Light spillage will be at 0.0 on Lathrop Avenue and 0.078 on Jackson Avenue, and this calculation does not even account for the existing and proposed additional foliage and windscreens which will reduce light spillage further. The Proposed Improvements have been intentionally and meticulously designed to ensure that there are no material impacts on surrounding properties.

4. 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 use of the Property will not change and there will be no impact on the normal and orderly development and improvement of surrounding properties.

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

The use of the Property and the installation of the Proposed Improvements will not diminish property values in the vicinity. As stated above, the light spillage that already exists from the street lights and nearby buildings is much greater than any that will be caused by the Proposed Improvements. Further, lights have recently been installed at both Keystone Park and Concordia. Neither project was expected to have nor has had an adverse impact on property values in the area.

6. 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.

Adequate utilities, road access, drainage, police and fire service and other necessary facilities already exist for the Property and the Proposed Improvements will not change the adequacy of any of these facilities for the Property.

7. 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.

Adequate measures already exist to provide ingress and egress to the Property in a manner that minimizes traffic congestion in the public streets. The traffic study included with the Application Package confirms that the Proposed Improvements will not cause an increase in traffic congestion on the public streets.

8. The proposed use or combination of uses will be consistent with the character of the Village.

As set forth above, no change in the use of the Property is proposed. A family-oriented tennis and pool facility continues to be consistent with the character of the Village. The Club's membership includes 400 families, approximately 85% of which are residents of the Village. The Club has always strived to be a partner in the community with the goal of the Facility being a draw and asset to the Village and its residents.

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

The development of the Property will not materially affect any known historical or cultural resource.

10. 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.

As stated above, the Proposed Improvements were carefully and fastidiously designed to ensure that any possible adverse impact was addressed. The Club met with the Village and residents and specifically collaborated with adjacent property owners to minimize, if not eliminate, any potential negative impact of the Proposed Improvements. The Club made significant adjustments to the Proposed Improvements based on neighbor and Village recommendations following the community meeting. Notably, the Club revised its plans to eliminate light spillage on Lathrop Avenue and ensure that no material light spillage will fall on Jackson Avenue. The Club has committed to planting new evergreen trees on its property line along Jackson Avenue, conducted additional photometric studies, and replaced or upgraded the windscreens on the Property.

Further, the 30-foot height of the proposed poles was purposely selected to allow fewer light poles along the perimeter of the tennis courts and maintain the height of the poles in line with the existing flagpole to ensure visual conformity throughout the Property and maintain the existing aesthetic

of the Facility. As proposed, the Proposed Improvements should have no adverse impact on the adjacent properties.

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

The design of the Property promotes a safe and comfortable environment for pedestrians and individuals with disabilities. The Proposed Improvements will not impact any existing structures or the footprint of the Property. There will be no impact on ingress or egress or the sidewalks and rights-of-way surrounding the Property for use by pedestrians.

12. 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 Club has the financial and technical capacity to complete the Proposed Improvements.

13. 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.

The use of the Property continues to be 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.

14. The proposed use or combination of uses will meet the objectives and other requirements set forth in this chapter.

The use of the Property will not change and will continue to meet the objectives and other requirements set forth in the Village Zoning Ordinance.

Based on the foregoing, we respectfully submit that the requested relief is consistent with all applicable criteria and standards for approval of an amendment to an existing Planned Development and request that the Development Review Board recommend to the Village Board that the proposed amendment be granted. Please contact my colleague Caitlyn Culbertson or me should you have any questions or require additional information. Thank you for your consideration of this request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Peter Friedman".

Peter Friedman

21.0 ADJUSTMENTS BASED ON NEIGHBOR AND VILLAGE RECOMMENDATIONS

- **Light**
 - Eliminated light spillage on Lathrop Ave
 - Nearly eliminated light spillage on Jackson Ave to avg of 0.078 FC by decreasing to 400W LEDs from 800W
 - Eliminated in some spots down to 0.0 FC from 0.2 FC
 - Planting 36 arborvitae trees on Jackson Ave to block more sound and light
 - Conducted an additional photometric study on surrounding/adjacent buildings
 - Data show light spillage from School, Library, and Church are 110x brighter than proposed tennis lights
 - 960x brighter at the brightest point on Jackson Ave
 - Adhered to USTA and IES professional standards (Lower in many cases, in neighbors' favor)
 - All 10 courts are underlit for our Class III rating, and 2 courts are even underlit at the lower Class IV rating
 - Used a much more aggressive Light Loss Factor (97% vs 70%), which in turn overestimates light spillage
 - Adhered to Dark Sky Compliance and Design
 - Decreased end time to 9:30pm from 10pm, resulting in only 80 minutes of additional play from May to August
 - Open to replacing/upgrading the windscreens to block more sound and light
- **Sound**
 - Planting 36 arborvitae trees on Jackson Ave to block more sound and light
 - Open to replacing/upgrading the windscreens to block more sound and light
- **Additional Detail**
 - Doubled the notification zone for the neighbor meeting from 500 ft to 1,000 ft
 - Also, posted on Facebook
 - Only allow lights from April 1st to October 31st
 - Members to book the courts closest to the center of the property first
 - Farthest from residential streets of Lathrop Ave and Jackson Ave
 - Courts lighted on an individual basis and only when being used
 - Provided further detail on resident makeup
 - Delayed the neighbor meeting until after the holidays
 - Delayed the DRB meeting until summer was over
- **Unrelated to tennis court lights**
 - Pool Lights
 - Recently upgraded them to directional LEDs
 - Will be further tilting them down to decrease light spillage
 - Pickleball
 - We will not be asking for the pickleball courts to be lit
 - No pickleball until 8am