



RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA

A meeting of the River Forest Development Review Board will be held on Thursday, April 3, 2025, at 7:30 P.M. in First Floor Community Room of the Village Hall, 400 Park Avenue, River Forest, Illinois.

Physical attendance may be limited with Development Review Board officials, staff and consultants having priority over members of the public. Public comments and any responses will be read into the public meeting record. You may submit your public comments via email in advance of the meeting to: Matt Walsh at mwalsh@vrf.us. You may view or listen to the meeting by participating online or via telephone. Join the meeting at <https://us02web.zoom.us/j/88284719344> or call (312) 626-6799 and use meeting ID 882 8471 9344

- I. Call to Order/Roll Call
- II. Minutes of the November 7, 2024 Development Review Board Meeting
- III. Application #25-0009: Application to make improvements to Constitution Park including reconfiguring the playground, sand volleyball courts/ice rink, and ballfield; and adding a picnic shelter with 2 single restrooms, and a sitting plaza.
 - a. Discussion, Deliberation, and Recommendation
- IV. Public Comment
- V. Adjournment

ADA Compliance: Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Village at least 24 hours in advance of the scheduled meeting in person at Village Hall by telephone at 708.366.8500 or by email: mwalsh@vrf.us. Every effort will be made to allow for meeting participation.

**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
November 7th, 2024**

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, November 7th, 2024, in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

I. Call to order

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

Present: Chairman Crosby, Members Fishman, Shoemaker, Yanaki, Martin, McCole
Absent: Member Davis
Also Present: Village Administrator Matt Walsh and Deputy Clerk Luke Masella

II. Public Comment

Jason Jeunette made a public comment regarding the application for the River Forest Tennis Club, expressing that he felt some of the waiver requests submitted by the club were not appropriate.

Carey Palmer also made a public comment about the Tennis Club application, raising concerns about certain waiver requests.

III. Pre-filing Meeting and Consideration of Request for Application Requirement Waivers: Proposed Planned Development – 7715 Greenfield Street (Constitution Park – River Forest Park District)

Mike Sletten, the Executive Director of the River Forest Park District, gave a presentation on the proposed redevelopment of Constitution Park.

Member Shoemaker asked a question about potential new lighting on the property.

Mr. Sletten noted that lights will be moved around the property, but no new lights will be added around the volleyball area.

Member Yanaki asked for clarification on where the soccer field will be moved to.

Mr. Sletten noted that the field will technically be moved onto school property. He then stated that the Park District has applied for a grant for this project.

Chairman Crosby asked if any water infrastructure improvements will be made or are required.

Mr. Sletten stated no.

Member Martin inquired about the potential impact of the youth sports activities using the fields on the construction process.

Mr. Sletten reported that they have made every effort to minimize the construction's impact on youth sports, noting that many of the effects will depend on the success of the new grass implementation. He then provided examples of timelines from previous park improvements.

Member McCole inquired about the significance of June 15th, 2025.

Mr. Sletten explained that, if everything proceeds as planned, the park site will be fenced off by that date.

Member McCole then asked about the opening date for the new shelter.

Mr. Sletten responded that the shelter would not be open until late August 2025.

Chairman Crosby asked if all areas of the park would open at the same time.

Mr. Sletten confirmed that they would.

Chairman Crosby asked if a shadow study is required in the Board's application.

Member Yanaki confirmed that it is not, and therefore, no waiver is needed.

Chairman Crosby and Member Martin discussed how the Board has addressed the Economic Analysis requirement in previous instances.

A MOTION was made by Member Martin and SECONDED by Chairman Crosby to waive application requirements 13b and 13c.

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

Nays: None

Motion Passed.

Mr. Sletten raised concerns about the potential costs of a traffic study.

A MOTION was made by Member McCole and SECONDED by Member Yanaki to waive the traffic study requirement.

Member Martin expressed support for not waiving the traffic study requirements, citing potential unforeseen issues related to vehicle traffic or parking.

Mr. Sletten and Member Martin discussed whether the Park District was changing the use of the park space.

Member McCole noted other parks around town that have bathrooms.

Member Martin stated he has no issues with bathrooms.

Ayes: Members McCole, Yanaki, and Chairman Crosby

Nays: Members Martin, Fishman, and Shoemaker

Motion did not pass.

IV. Pre-filing Meeting and Consideration of Request for Application Requirement Waivers: Proposed Planned Development – 615 Lathrop Avenue (River Forest Tennis Club)

Chairman Crosby asked the members of the Commission to disclose any Conflicts of Interest.

Member Yanaki recused himself from any further conversations regarding this project and noted that he is a member of the River Forest Tennis Club and also has helped the Club with their Development Review Board Application.

Member Martin noted that he is a nonvoting member of the River Forest Tennis Club and confirmed that he has not participated in any way in this project in his capacity as a Tennis Club member. He also expressed confidence in his ability to remain impartial.

Member McCole reported that she is a member of the Tennis Club, also a nonvoting member, and stated that as a long-time resident, she feels capable of voting impartially.

Chairman Crosby noted that his son was a junior member of the Tennis Club over the summer, but his membership has since expired.

Member Fishman stated that she is a nonvoting member of the Tennis Club but feels confident in her ability to review the application and proceed impartially.

Member Shoemaker noted that she has no potential conflicts of interest.

Member Elias Yanaki left the dais and gave a presentation from the podium on behalf of the applicant.

Mr. Yanaki gave a brief presentation on the application.

Member Martin requested further clarification on the timing of the tennis court lights during the season and suggested that the applicant consider specifying that the lights will remain on as long as weather conditions permit. He also provided several questions and suggestions for the applicant to address at future meetings.

Mr. Yanaki stated that the club will maintain a master schedule that includes fixed shut-off times.

Member McCole echoed some of the same concerns as Member Martin.

Mr. Yanaki stated the proposed master schedule currently stands as 6am till 10pm.

Member Shoemaker asked if they have received any community feedback.

Mr. Yanaki stated that feedback will be gathered at future meetings as this is a preliminary meeting.

Member Martin suggested that the applicant consider incorporating the window screens on the property into their lighting report to assess any potential impact on light spillage.

Mr. Yanaki noted that the current lighting documents do not account for the bushes, trees, fences, and other features around the property in their calculations. He stated he will ask the lighting professionals if it will be possible to incorporate them into their calculations.

Mr. Yanaki inquired whether it would be appropriate for the applicant to state that potential waivers are not relevant to their application, rather than making a formal request for the waivers to be granted.

Member Martin noted that it would be appropriate and provided examples of past instances where previous applicants have taken similar actions.

Mr. Yanaki stated that if that is case, the applicant will only request waivers to waivers 12, 13B&C.

Member Martin stated that he believes the applicant should be required to conduct a traffic study.

A MOTION was made by Member McCole and SECONDED by Member Shoemaker to deny the waiver request for the traffic study.

Ayes: Members Martin, McCole, Shoemaker, Fishman

Nays: Chairman Crosby

Motion passes.

A MOTION was made by Member and SECONDED by Member Fishman to approve the request for waiver of application requirements 13B&C.

Ayes: Members Martin, McCole, Shoemaker, Fishman, Chairman Crosby

Nays: None

Motion passes.

Mr. Yanaki asked the Commission if there is anything he can do to improve the quality of the application.

Member Martin suggested that the applicant provide as much detailed information as possible to enable the Board to make an informed decision, rather than merely stating in the applicant's report that there will be no impact. He emphasized that the Board requires comprehensive data to base their decision on.

V. Adjournment

A MOTION was made by Member McCole and SECONDED by Member Martin to adjourn the November 7th, 2024, meeting of the Development Review Board at 8:35 p.m.

Ayes: Members Fishman, Martin, McCole, Shoemaker, Chairman Crosby

Nays: None

Motion Passed.

Respectfully Submitted:

Matt Walsh, Secretary

DRAFT



Village of River Forest
Village Administrator's Office
 400 Park Avenue
 River Forest, IL 60305
 Tel: 708-366-8500

MEMORANDUM

Date: April 3, 2025

To: Development Review Board

From: Matt Walsh, Village Administrator

Subj: 7715 Greenfield Street – Planned Development Application

Issue: The River Forest Park District is seeking a planned development permit to replace certain amenities and construct a new shelter and a sitting plaza. The plan includes the installation of a universally accessible playground. The Development Review Board is scheduled to hold a public hearing on Thursday, April 3, 2025, to consider this application.

Analysis: The following occurred in accordance with the River Forest Zoning Ordinance Planned Development process requirements:

TASK	DATE
Introduction to Village Board	April 29, 2024
Pre-filing Conference with DRB	November 7, 2024
Neighbor Meetings Held	August 14 & 19, 2023 & July 31, 2024
Technical Review Meeting	February 12, 2025
Notice of Public Hearing Mailed & Posted	March 19, 2025
Public Hearing	April 3, 2025

REVIEW DIVISION	COMMENT
Administration & Finance & Building Departments	The proposed project will not impact the tax status of the property. If the DRB votes to recommend approval of the proposed planned development, they do so with the following condition(s) in place in addition to any potential conditions the DRB or the Village Board may

	find appropriate for this project: <i>This application shall be built in substantial compliance with the approved plans.</i>
<i>Police Department</i>	The River Forest Police Department strongly recommends the installation of security cameras and rule signage. The Police Department also wants to ensure restrooms are locked properly and monitored.
<i>Public Works Department</i>	There are no major engineering or Public Works-related concerns. The project, as proposed, will not affect the Public Works Department's current operations or have any impact on operations. Public Works shared that all water connections and drainage will need to meet Village code. Public Works also reiterated the requirement to replace trees removed, including memorial trees.
<i>Fire Department</i>	The Fire Department requests consideration that an AED be installed on the property. There project will not affect the Department's current operations.

Attachments:

- Zoning Report
- Application



Village of River Forest
Village Administrator's Office
400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: April 3, 2025

To: Development Review Board

From: Matt Walsh, Village Administrator

Subj: River Forest Park District – 7715 Greenfield Street
Constitution Park – General Improvements

Village staff have conducted a review of the River Forest's planned development application for the proposed improvements located at Constitution Park. The proposed improvements include the relocation of the playground area and baseball/softball field, as well as the addition of a shelter with restrooms. The proposed plan development will not significantly alter the character of the park.

1. Site Conditions, Surrounding Land-Use and Zoning

The subject property is zoned PRI (Public/Recreational/Institutional) and currently has a playground, walking paths, sand volleyball court and grass field typically used for soccer programming. The improvements to the subject property will include movement of the volleyball court/ice rink to allow additional space for the replacement of the playground equipment, the addition of a shelter, and elimination of the soccer field to allow the inclusion of the baseball field. The subject property is on a corner lot and has street frontage on three sides. The fourth, southern side is adjacent to Willard Elementary School.

The subject property is surrounded by the following uses and zoning:

- North: Across Greenfield, single-family detached homes zoned R2 (Single-Family Residential)
- South: Willard Elementary School, zoned PRI
- West: Across Franklin Avenue, single-family detached homes zoned R2
- East: Across Ashland Avenue, single-family detached homes zoned R2

2. Relationship with the Comprehensive Plan

The River Forest Park District's proposed planned development to Constitution Park is consistent with the goals, objectives, and land use designation of the 2019 River Forest Comprehensive Plan.

The Comprehensive Plan land use designation for the subject property is “Parks/Open Space” and emphasizes open spaces and recreation, quality institutions and facilities, community character, and stable residential neighborhoods, among other contributing community components. The proposed planned development for improvements to Constitution Park support several objectives of the comprehensive plan, including but not limited to the following:

- *Promote continued cooperation between the Village, the Park and School Districts, Township, Community Center, the Universities, and the Forest Preserve in the provision of recreational programs and facilities.*
- *Provide for public/quasi-public uses to continue the high quality of facilities and services within the community.*
- *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.*
- *Given the high value of these amenities as contributing factors to the Village’s overall quality of life, as well as the limited opportunity to expand parks and open space in the future, significant efforts should focus on maintaining and enhancing parks, recreational opportunities, open spaces, and environmental features*
- *Strengthening our community character, identity, and unique sense of place.*

Staff has determined that the Park District’s planned development is consistent with the Comprehensive Plan.

3. Zoning Analysis

The proposed planned development requires five (5) Site Development Allowances (SDAs). All other zoning standards, including lot areas, building height, impervious surface, lot coverage, FAR are conforming. The impervious surface is increasing from 1,444 SF to 6,631 SF, due in large part to the seating area for the ballfield and the walkways allowing for increased accessibility around the playground.

Setbacks

The PRI district requires 50 feet setbacks for yards fronting streets. This applies to the west, north and east sides of the park. A 25 feet setback is required in the side or rear yard. This applies on the south end of the park, towards the school.

- 1) 34.9’ SDA for dugout fencing at baseball/softball field along Franklin Avenue. The structure in question is the dugout fencing on the west side of the playing field. A 50’ setback is required.
- 2) 33’ SDA for playground equipment and seating along Greenfield Avenue. The structure in question is a bench adjacent to the playground located 17’ from the north property line. A 50’ setback is required.

- 3) 34.2' SDA for garbage can and bike rack along Ashland Avenue. These items are located 15.8 feet from Ashland, where 50' setback is required.
- 4) 9.9' SDA for dugout fencing at baseball/softball field along Willard Elementary school. The structure in question is the dugout fencing on the south side of the playing field. The fencing is located 15.1' feet from the property line. A 25' setback is required.

Off Street Parking

- 5) In a PRI district, public parks must provide five parking spaces for each acre beyond the first two acres, plus one space for every five persons of the design capacity of any structure or facility within the park. The planned development covers 2.8 acres.

The proposed project and rearrangement of use do not increase the projected capacity of the park. As stated in the application, the design capacity of the facilities of the park is expected to remain 224 persons, requiring 45 spaces, in addition to the 4 spaces required for the third acre as outlined above. The total required parking spaces are 49 spaces. At this time, there is no onsite parking provided. This requires an allowance of 49 spaces. The current park configuration also provides zero (0) onsite parking.

4. New & Relocated Uses

The proposed planned development reorganizes uses and adds a baseball field and restroom shelter to the property.

Baseball/Softball field

Currently there is a baseball softball field located on the adjacent elementary school property. The planned development proposes to move the field onto the park property and face northeast. The field will have a chain-link backstop and fencing for dugouts. The field is designed with 60-foot basepaths and will have a dirt infield.

Playground

The current playground is located near the northwest corner of the park. The planned development proposes relocating the playground near the northeast corner of the park, north of the existing sand volleyball courts. The proposed playground will serve ages 2-12 children and will be designed as universally accessible.

Sand/volleyball court

The existing sand volleyball court will be rebuilt in approximately the same location and will use an existing light pole.

Restroom Shelter and sitting plaza

The planned development proposes the construction of a canopy shelter. The shelter will include two restrooms and no other indoor programming space. The shelter includes a canopy that extends 24' x 22' and will include picnic tables.

5. Landscaping

The applicant meets the Village's tree replacement requirements for those trees to be removed and replaced on Park District property, subject to the condition and needs of that plant. This includes the memorial trees currently at this property.

6. Conclusion

Overall, the proposed project are appropriate, well designed and will improve the facilities, recreational offerings, and accessibility at Constitution Park. The proposed improvements are generally consistent with the Comprehensive Plan and will not significantly change the use, character, or overall intensity of the park activity.



River Forest Park District

September 1, 2024

Village of River Forest
400 Park Avenue
River Forest, Illinois, 60305

Applicant Information

To Whom It May Concern,

Project Address

Constitution Park
7715 Greenfield Street
River Forest, Illinois 60305

Property Owner & Applicant

River Forest Park District
401 Thatcher Avenue
River Forest, Illinois 60305

President

Mike Grant

mgrant@rfparks.com

Executive Director

Michael Sletten

msletten@rfparks.com

Design Firm

JSD

Lori Vierow, Senior Landscape Architect

Lori.vierow@jsdinc.com

Sincerely,

Mike Grant
President



River Forest Park District

September 1, 2024

Village of River Forest
400 Park Avenue
River Forest, Illinois, 60305

Introduction to the Proposed Development

To Whom It May Concern,

The Applicant, River Forest Park District, is requesting approval to permit redevelopment for the of Constitution Park. The proposed project includes:

- The replacement of the playground with a new 2–12-year-old universal accessible playground located in the northeast corner of the park.
- The replacement of the sand/volleyball courts/ice rink with a new sand volleyball court/ice rink at approximately the same location in the park. The ice rink would include reusing 1 of the 2 existing light poles and replacing the 2nd light pole for night skating.
- The construction of a shelter than includes 2 single stall restrooms and a 20'x20' sitting space.
- The construction of a sitting plaza between the playground and the sand volley courts/ice rink.
- The replacement of the ball field located on D90 property with a new 60' base path dirt infield ball diamond located in the southwest corner of the park.

The Constitution Park Project is scheduled to begin on May 15th, 2025. The Park District is submitting for a \$600,000 OSLAD grant through the Illinois Department of Natural Resources for this project, and the announcement of awarded grants is expected in January, 2025

This project has support from D90, RFYBS, RFYS and The Chicago Edge.

Sincerely,

Mike Grant
President



A Professional Corporation
175 E. Hawthorn Parkway, Suite 145
Vernon Hills, IL 60061
www.ancelglink.com

Scott A. Puma
spuma@ancelglink.com
(P) 847.856.5422
(F) 847.247.7405

May 16, 2024

Illinois Department of Natural Resources
Division of Grant Administration
1 Natural Resources Way
Springfield, IL 62702

Re: OSLAD Grant Application of River Forest Park District
Ownership of 7715 Greenfield Street, River Forest, Illinois, PIN 15-01-112-001

Dear Sir or Madam:

Our law firm represents the River Forest Park District and I am writing regarding the Park District's OSLAD Grant Application relative to Constitution Park. I have reviewed the enclosed Certificate of Title which registered Lots 13 through 24, inclusive, commonly known as 7715 Greenfield Street, River Forest, Illinois, PIN: 15-01-112-001 ("Subject Property") where title is vested in the River Forest Park District under the Cook County Torrens System. Based upon my review of the Certificate of Title, it is my opinion that River Forest Park District is the titleholder and owner of the Subject Property.

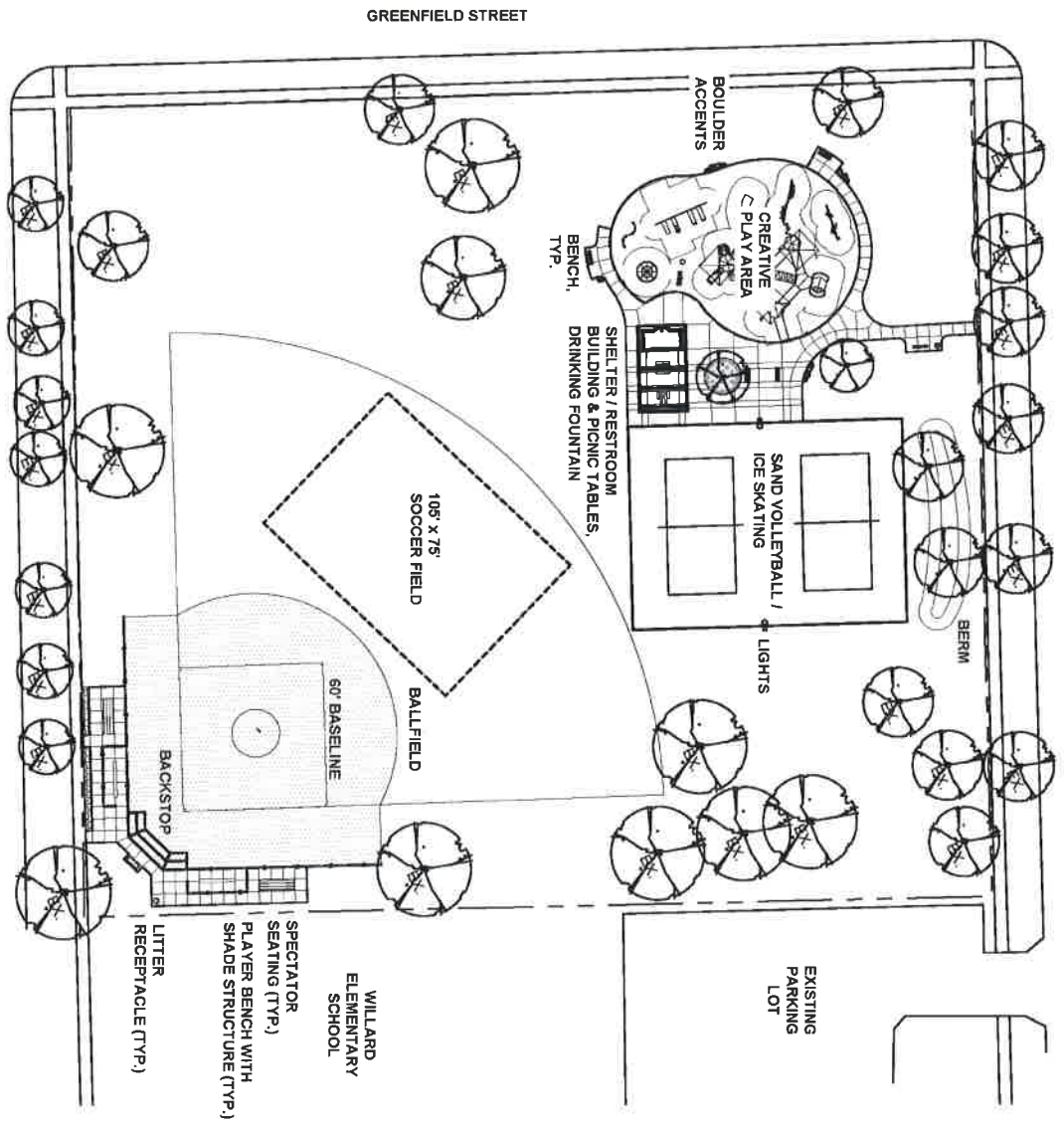
This opinion is based upon the information set forth in this letter. There are no limitations to this opinion. If you have any questions in this regard, please do not hesitate to contact me.

Very truly yours,

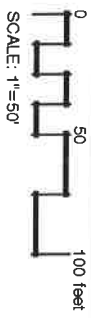
Scott A. Puma

Enclosure

cc: Mike Sletten, Executive Director



DATE: 09/11/2023



APPLICATION NO 7952
DOCUMENT NO 287246

VOLUME 2377-1 PAGE 85
CERTIFICATE NO 1056169
OWNER RIVER FOREST PARK DISTRICT
(A Municipal Corporation)

85

00896854

CERTIFICATE OF TITLE

Date Of First Registration

DECEMBER THIRTY-FIRST (31st) 1915
TRANSFERRED FROM
CERTIFICATE NO 161299 (Vol. 327 Page 150)

STATE OF ILLINOIS }
COOK COUNTY } S.S.

I Sidney H. Olsen Registrar of Titles in
and for said County, in the State aforesaid, do hereby certify that

RIVER FOREST PARK DISTRICT
(A MUNICIPAL CORPORATION)

of the VILLAGE OF RIVER FOREST County of COOK and State of ILLINOIS
is the owner of an estate in fee simple, in the following described
land situated in the County of Cook and State of Illinois.

DESCRIPTION OF LAND

LOT THIRTEEN	-----	(13)
LOT FOURTEEN	-----	(14)
LOT FIFTEEN	-----	(15)
LOT SIXTEEN	-----	(16)
LOT SEVENTEEN	-----	(17)
LOT EIGHTEEN	-----	(18)
LOT NINETEEN	-----	(19)
LOT TWENTY	-----	(20)
LOT TWENTY-ONE	-----	(21)
LOT TWENTY-TWO	-----	(22)
LOT TWENTY-THREE	-----	(23)
LOT TWENTY-FOUR	-----	(24)

In F. W. Creighton's Subdivision of the North twelve (12) acres of the South Forty-two (42) acres of the East Half (1/2) of the North West Quarter (1/4) of Section One (1) Township Thirty-nine (39) North, Range Twelve (12) East of the Third Principal Meridian, in Cook County, Illinois.

15-01-112-001

km

Subject to the Estates, Easements, Incumbrances and Charges noted on
the following memorials page of this Certificate.

Witness My hand and Official Seal

this EIGHTEENTH (18th) day of JANUARY 1926

Mac

Sidney H. Olsen

MEMORIALS

OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE LAND.

DOCUMENT NO.	NATURE AND TERMS OF DOCUMENT	DATE OF DOCUMENT	DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR	SIGNATURE OF REGISTRAR
265400	50 ft. hdq. line as shown on Plat Doc. No. 259255 LIT FORDS. River Forest Park District vs Henry P. Sinden, Theodor J. Sinden, Trustees, et al. filed in the Circuit Court of Cook County Case No. 8122588.	July 23, 1925	July 23, 1925 11:24	<i>[Signature]</i>
1456/26	Special Assmt. War. No. 230 River Forest for water pipes in Park Ave. etc. levied on N. 12 acres of S. 42 acres of E. 34th Sec. 1-39-12, confirmed Nov. 10, 1924, for \$541.95 payable in 10 annual installments.			<i>[Signature]</i>
1456/26	Special Assmt. War. No. 231 River Forest for system of sewers Park Ave., etc. levied on N. 12 acres of S. 42 acres of E. 34th Sec. 1-39-12, confirmed Oct. 27, 1924, for \$502.54 payable in 10 annual installments.			<i>[Signature]</i>
1456/26	Special Assmt. War. No. 217 River Forest for system of water mains Division St., etc. levied on N. 12 acres of S. 42 acres of E. 34th Sec. 1-39-12, confirmed Jan. 6, 1924 for \$908.48 payable in 10 annual installments.			<i>[Signature]</i>
1456/26	General Taxes for the year 1925			<i>[Signature]</i>
287843	Transcript of Judgment - River Forest Park District vs H. P. Sinden et al. Filed in the Registrars Office of C.C.T. Case No. 122388 dismissed and settled.	Jan. 21, 1926	Jan. 22, 1926 11:50 AM	<i>[Signature]</i>

(A) 3

DEPT-04 TORR CERT \$23.00
 T#0011 TRAN 9988 11/15/00 09:53:00
 #1783 TB #-00-895854
 COOK COUNTY RECORDER

00895854

00895854



River Forest Park District

September 1, 2024

Village of River Forest
400 Park Avenue
River Forest, Illinois, 60305

Statement Indicating Compliance with the Village of River Forest Comprehensive Plan

To Whom It May Concern,

The Constitution Park Project includes the replacement of a playground, the replacement of the sand volleyball courts/ice rink, the construction of a new shelter and bathrooms, the construction of a sitting plaza, and the replacement of a baseball field. This project is in direct support of the Village of River Forest Comprehensive plan standards and objectives as follow:

Core Community Principles:

1. Strengthening our property values and enhancing our quality of life. *The replacement of the playground, sand volleyball court/ice rink, and baseball field; the addition of a new shelter/bathrooms and a new sitting plaza; and the reconfiguration of the site to add future recreation opportunities will allow the Park District to increase its recreation program offerings for all age groups.*
2. Minimizing and stabilizing our property tax burden. *This project is entirely financed through the Park District's Capital Fund and no debt will be issued. This project centers around the needed replacement of the facilities and the addition of a shelter/bathrooms; however, the reconfiguration of the site maximizes the use of the space*

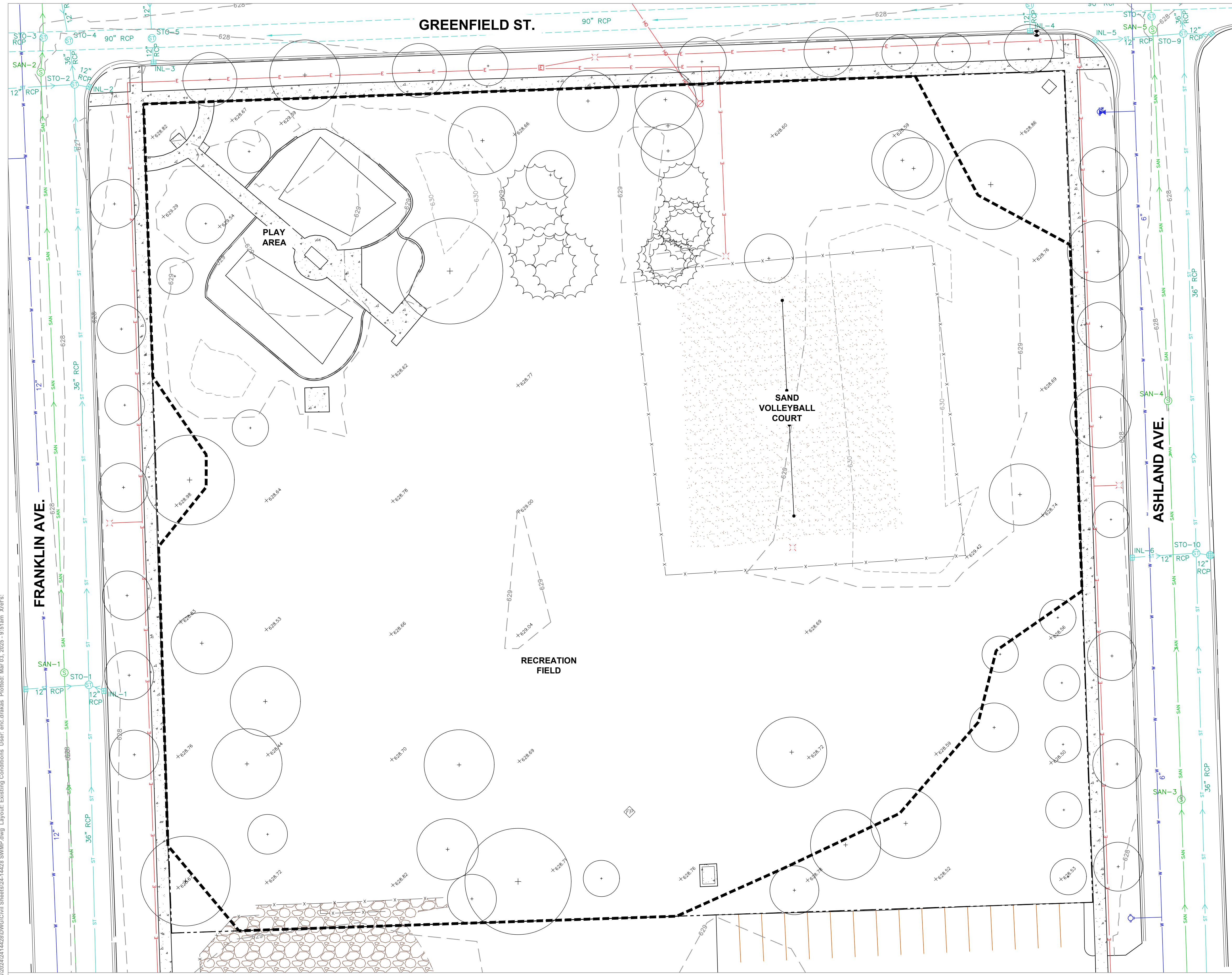
Land Use & Development Core Objectives

1. Ensure the quality, stability, and attractiveness of the residential neighbors. *The sand volleyball/ice rink & shelter/bathroom lights will be LED fixtures with less light spill to the surrounding area.*
2. Provide for public/quasi-public uses to continue the high quality of facilities and services within the community. *This project includes a new playground, sand volleyball court/ice rink, shelter/bathrooms, and baseball field open for public use.*

Sincerely,

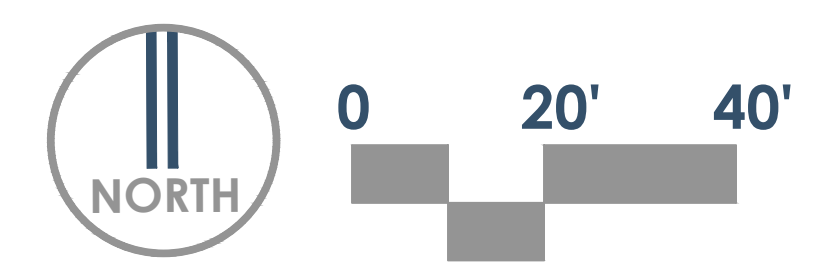
Mike Grant
President

SITE COVERAGE DATA	
ADDRESS: 7715 GREENFIELD STREET, RIVER FOREST, IL	
PIN: 15-01-112-001-0000	
TOTAL CONTIGUOUS PARCEL AREA:	120,783 SF OR 2.8± AC.
EXISTING CONDITIONS	
IMPERVIOUS AREA:	1,444 SF
PERVIOUS AREA:	119,339 SF

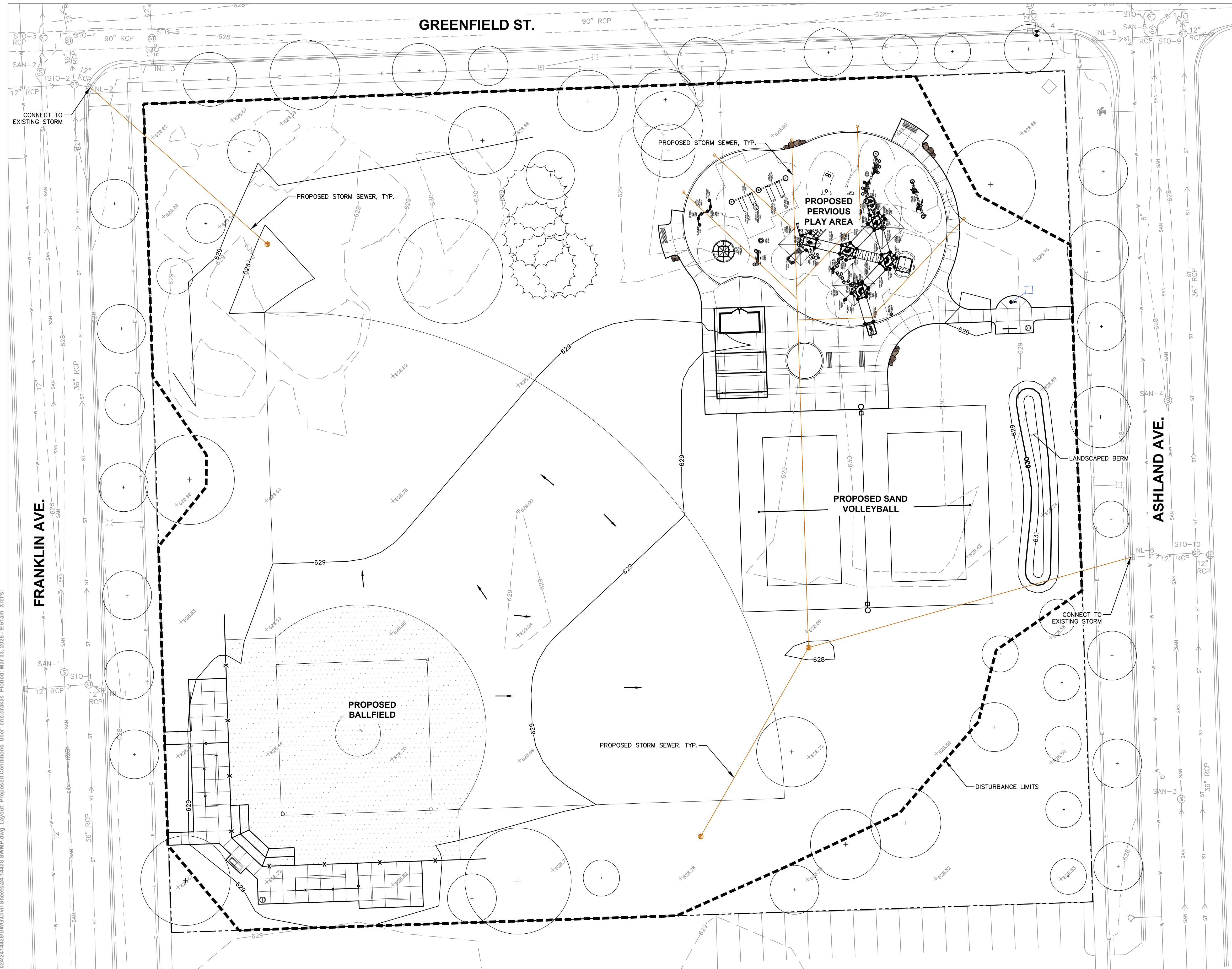


CONSTITUTION PARK
RIVER FOREST, IL
DATE: 03.03.2025

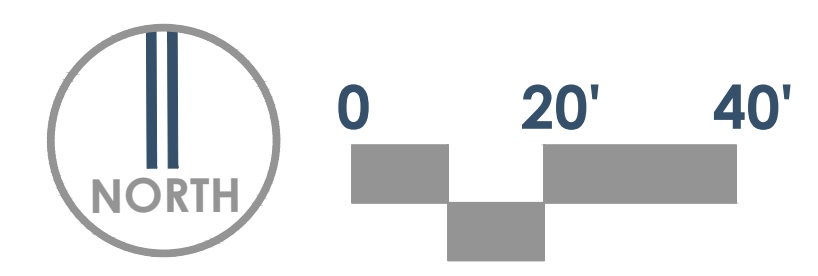
EXISTING CONDITIONS (MWRD)



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SITE COVERAGE DATA	
ADDRESS: 7715 GREENFIELD STREET, RIVER FOREST, IL	
PIN: 15-01-112-001-0000	
TOTAL CONTIGUOUS PARCEL AREA:	120,783 SF OR 2.8± AC.
PROJECT AREA (TOTAL DISTURBANCE):	108,770 SF OR 2.5 AC.
EXISTING CONDITIONS	
IMPERVIOUS AREA:	1,444 SF
PERVIOUS AREA:	119,339 SF
PROPOSED CONDITIONS	
IMPERVIOUS AREA:	6,631 SF
PERVIOUS AREA:	114,152 SF





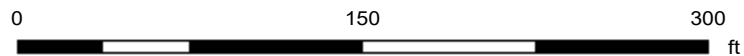


Legend

Zoning and Development

Zoning

-  R2: Single-Family (Detached) Residential District
-  PRI: Public, Recreational and Institutional District

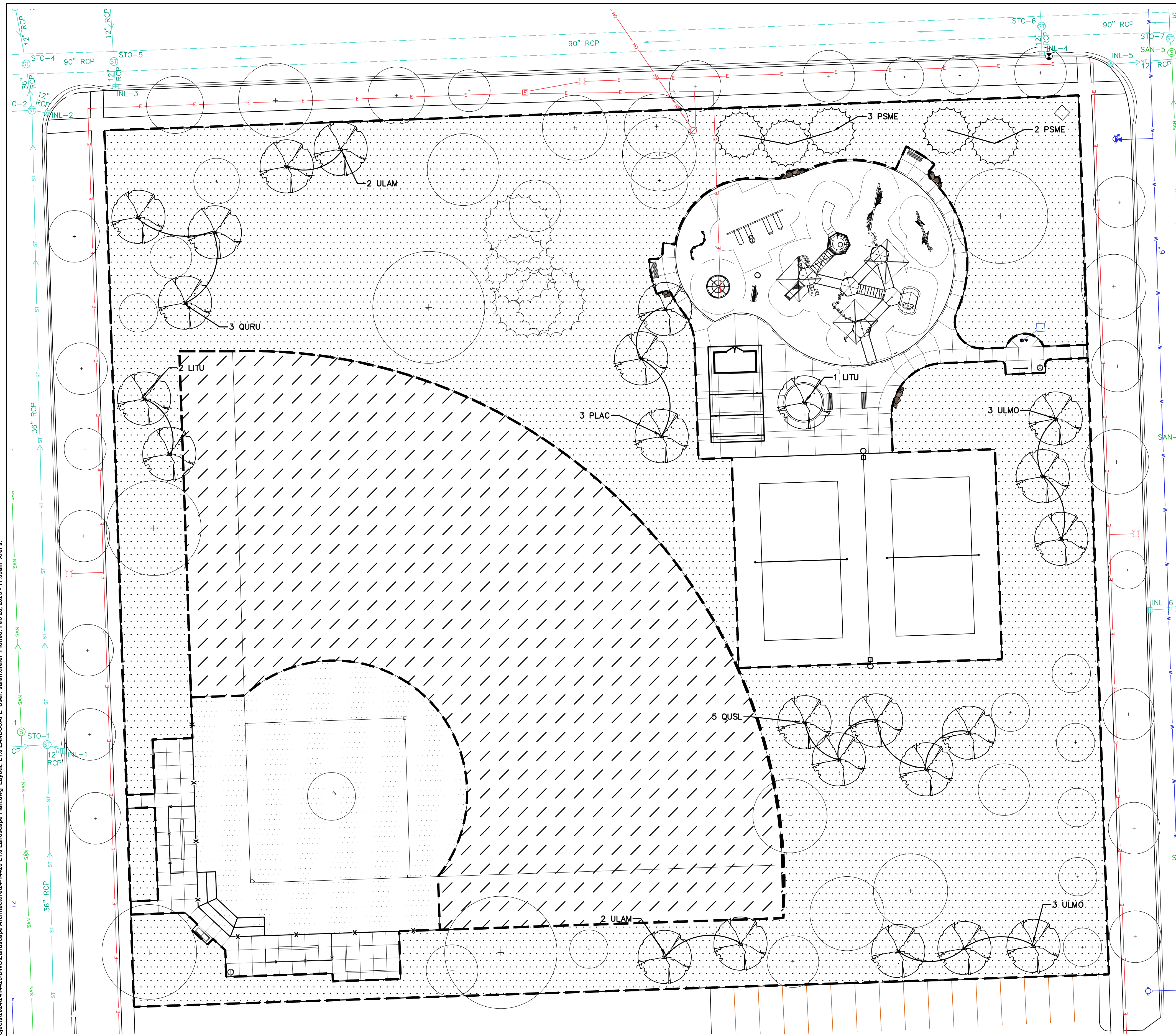


Print Date: 3/26/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

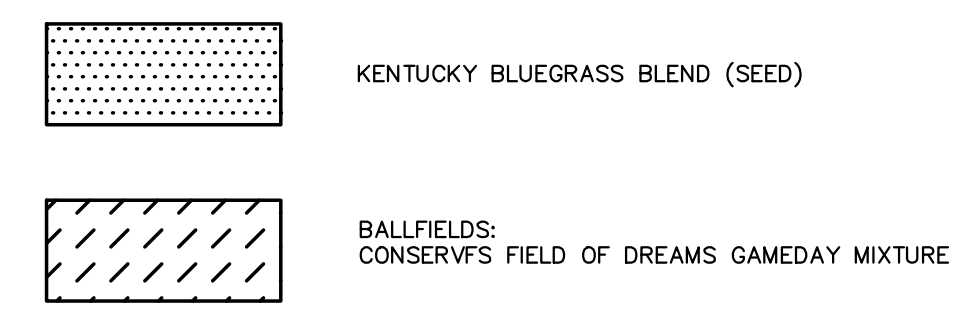
File: \\JSD\Chicago\projects\2024\2414428\DWG\Landscapes\Architecture\24-14428 L1.0 Landscape Plan.dwg Layout: L1.0 LANDSCAPE User: sarah.deleir Plotted: Feb 26, 2025 - 11:53am Xrefs:



LANDSCAPE & RESTORATION PLAN NOTES:

1. FINE GRADE AND SEED DISTURBED AREA, INCLUDE EROSION CONTROL BLANKET. SEED LIMIT IS APPROXIMATE. SEED TO LIMITS OF GRADING AND DISTURBANCE. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ANY UNAUTHORIZED DISTURBANCE OUTSIDE OF DESIGNATED CONSTRUCTION AREA.
2. THE CONTRACTOR SHALL WATER ALL NEWLY SEEDED AREAS FOR 60 DAYS AFTER INSTALLATION OR UNTIL A SATISFACTORY STAND OF GRASS HAS BEEN ESTABLISHED AND THE SITE HAS BEEN TURNED OVER TO THE OWNER.
3. ALL QUANTITIES ARE FOR REFERENCE. CONTRACTOR TO VERIFY QUANTITIES WITH PLANS PRIOR TO BIDDING.
4. ALL PLANTING BEDS SHALL HAVE A 3" CULTIVATED EDGE. CURVED BEDLINES ARE TO BE SMOOTH AND CONTINUOUS AND NOT SEGMENTED. SEE DETAIL.
5. SEE ALSO SPECIFICATIONS FOR PLANTING REQUIREMENTS.

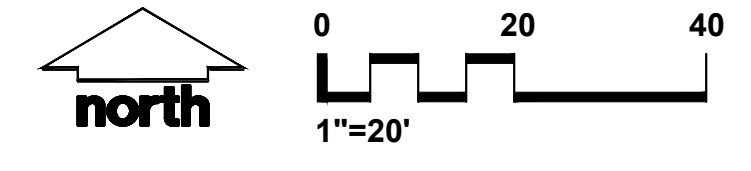
LEGEND



CUMULATIVE PLANT SCHEDULE:

Code	Quantity	Size	Scientific Name	Common Name
Shade Trees				
LITU	3	3"	Liriodendron tulipifera	Tulip Tree
PLAC	3	3"	Platanus Acerifolia 'Morton Circle' Exclamation!	London Planetree, Exclamation
QURU	3	3"	Quercus rubra	Red Oak
QUSL	5	3"	Quercus x 'Scarlet Letter'	Scarlet Letter Oak
ULMO	6	3"	Ulmus x 'Morton'	Accolade® Elm
ULAM	4	3"	Ulmus americana 'Jefferson'	Jefferson American Elm
Evergreen Trees				
PSME	5	6"	Pseudotsuga Menziesii	Douglas Fir

1
L1.0
LANDSCAPE & RESTORATION PLAN



CREATE THE VISION TELL THE STORY

jsdinc.com

CHICAGO REGIONAL OFFICE
1400 EAST TOLUAY AVENUE, SUITE 215
DES PLAINES, IL 60018
P. 312.644.3379

CLIENT:
**RIVER FOREST
PARK DISTRICT**



CLIENT ADDRESS:
**401 THATCHER AVENUE
RIVER FOREST, IL 60305**

PROJECT:
**CONSTITUTION
PARK**

PROJECT LOCATION:
**7715 GREENFIELD ST
RIVER FOREST, IL 60305**

PLAN MODIFICATIONS:

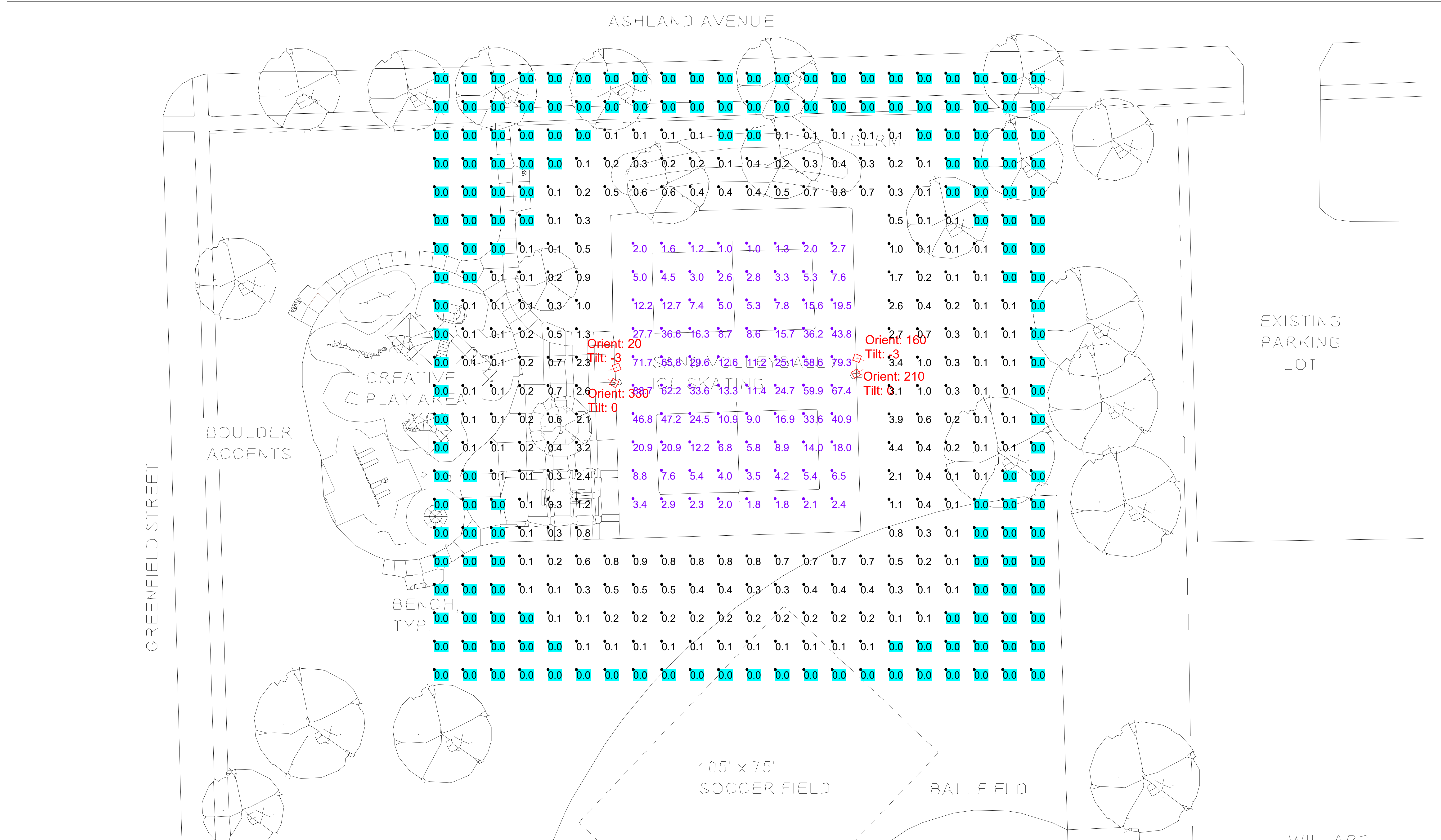
#	Date:	Description:
1	03.10.25	50% Construction Documents
2		
3		
4		
5		
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12		
13		
14		
15		

Designed By: **SCD**
Reviewed By: **LMV**
Approved By: **LMV**

**LANDSCAPE &
RESTORATION PLAN**

SHEET NUMBER:
L1.0

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.



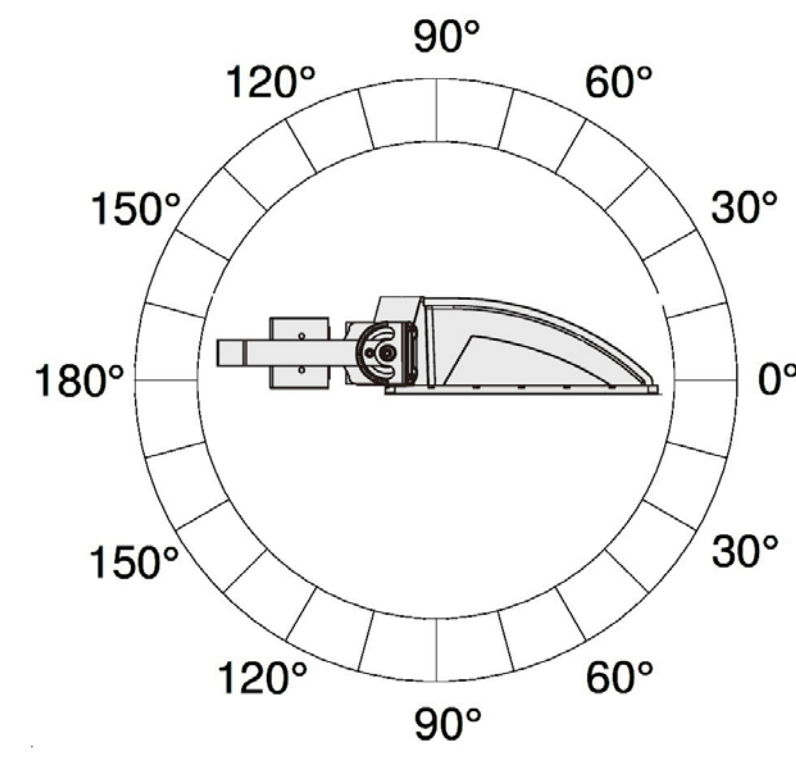
Scale: 1 inch= 16 Ft.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Lum Watts	Mtg Height
	4	B	Single	ST-HML400N-Narrow	0.900	399.2	20

Luminaire Location Summary				
LumNo	Label	Z	Orient	Tilt
1	B	20	20	-3
2	B	20	210	0
3	B	20	160	-3
4	B	20	330	0

Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Color		
Play Area	Illuminance	Fc	18.03	88.7	1.0	18.03	88.70	PURPLE		
Spill Light	Illuminance	Fc	0.25	4.4	0.0	N.A.	N.A.	BLACK		

Mounting Height=20ft
 Tilt=0 & -3°
 Calculation Grid 3ft Above Grade (Play Area)
 Calculation Grid At Grade (Spill Light)
 Calculation Grid Spacing=10ft x 10ft
 Light Loss Factor=0.9 (Maintained Footcandles)



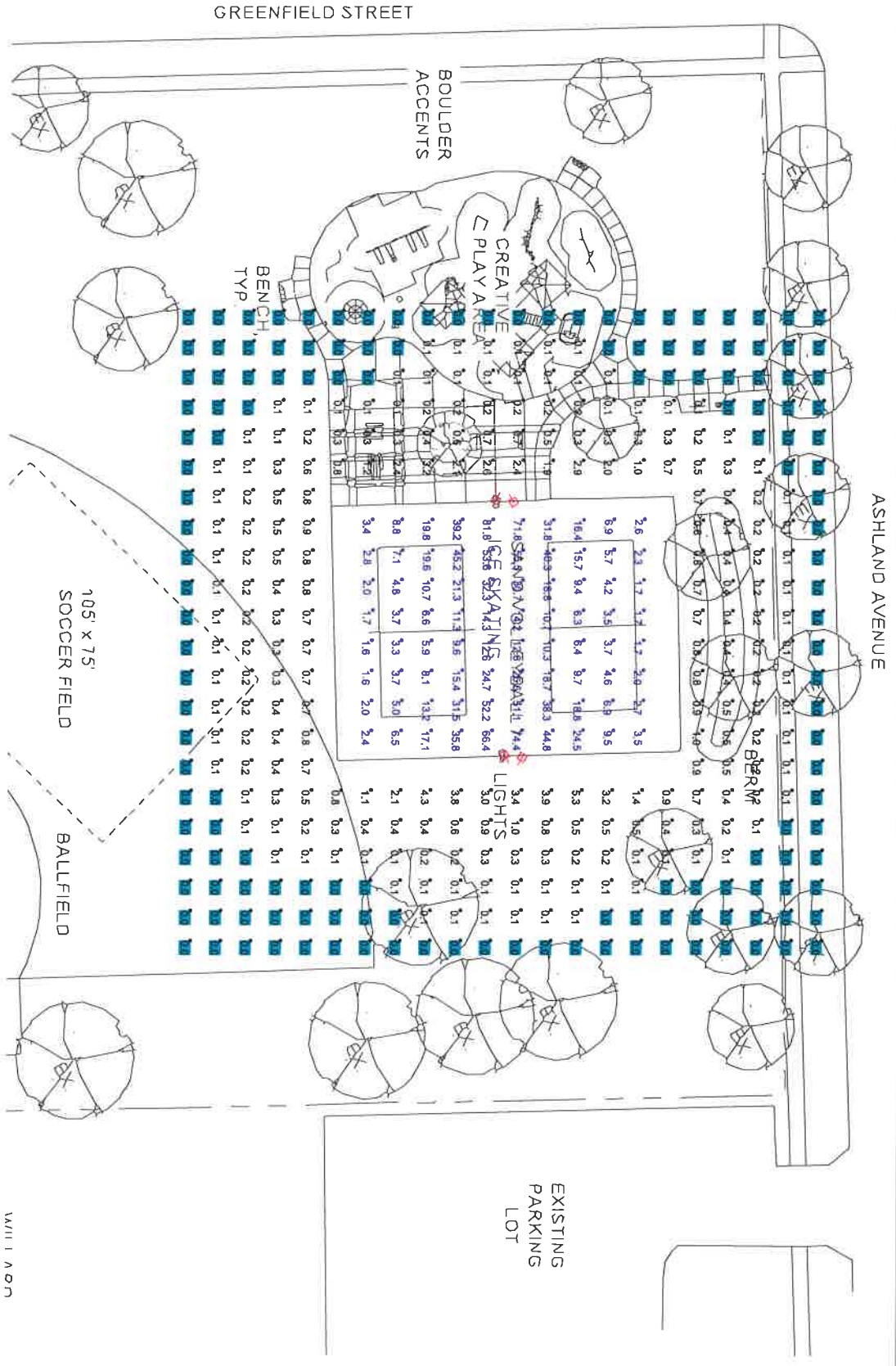
THIS ANALYSIS IS BASED ON COMPUTER DATA DERIVED FROM FIXTURES TESTED BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS & UNDER CONTROLLED CONDITIONS. ONSITE OBSTRUCTIONS, LIKE TREES, VEHICLES, ETC, ARE NOT INCLUDED IN THE CALCULATIONS. ACTUAL MEASUREMENTS IN THE FIELD MAY VARY.

#	Date	Comments
Revisions		

Draen By: BV	Checked By:	Date: 2/20/2025	Scale: 1/16"=1' (at 24"x36" Print Size)
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**CONSTITUTION PARK
 VOLLEYBALL/ICE RINK**
ST-HML400N-NARROW

SCALE: 1"=10'-0"



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Lum Watts	Mtg Height
	4	B	Single	ST-HML400N-Narrow	0.900	399.2	20

Calculation Summary

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min	Color
Play Area	Fc	Fc	17.87	81.8	1.6	11.17	51.13	PURPLE
Spill Light	Fc	Fc	0.31	5.3	0.0	N.A.	N.A.	BLACK

Mounting Height=20ft

Calculation Grid 3ft Above Grade (Play Area)
 Calculation Grid A1 Grade (Spill Light)
 Calculation Grid Spacing=10ft x 10ft
 Light Loss Factor=0.9 (Maintained Footcandles)

Luminaire Location Summary

LumNo	Label	Z	Orient	Tilt
1	B	20	30	0
2	B	20	210	0
3	B	20	150	0
4	B	20	330	0

THIS DRAWING IS BASED ON CURRENTLY AVAILABLE DATA AND IS NOT A GUARANTEE OF ACCURACY. SHINETOO LIGHTING USA LLC IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

CONSTITUTION PARK
VOLLEYBALL/ICE RINK

ST-HML400N-NARROW

Drawn By: BV		
Checked By:		
Date: 10/10/2024		
Scale: 1/16"=1' (at 24"x36" Print Size)		
#	Date	Comments
REVISIONS		

shineto[®]

Shineto Lighting USA LLC

708-710 Armstrong Dr, Buffalo Grove, IL 60089
 www.shine2sportslighting.com
 sales@shine2sportslighting.com



River Forest Park District

September 1, 2024

Village of River Forest
400 Park Avenue
River Forest, Illinois, 60305

Statement of Covenants, Easements, and Other Restrictions to Property

To Whom It May Concern,

There is no covenants, easements, or restrictions to the property.

Sincerely,

Mike Grant
President



January 30, 2025

24-14428 Constitution Park: PROJECT SCHEDULE

	CONSTRUCTION DOCUMENTS
January 27 - 28	Existing conditions survey
Week of February 3rd	Kick-off Meeting
February 3 - 7	JSD enters master plan into CAD and updates OPCC
February 28	Prepare Exhibits and MWRD Determination Letter
February 10 – March 7	JSD prepares 50% construction documents.
March 10	50% Submittal – Park District to review and provide comments/mark-ups by March 14 .
March 10 – April 11	JSD prepares 75% CDs, Project Manual, and revised/updated OPCC.
April 11	Submit to MWRD
April 14	75% Submittal – Park District to review and provide comments/mark-ups by April 18
April 18	Receive Park District comments
April 21 – May 6	JSD prepares 100% CDs, Project Manual, and revised/updated OPCC
May 7	100% Submittal – Park District to review and provide comments/mark-ups by May 9
May 12 - 14	Team revises documents per comments received and prepares Issued for Bid documents.



May 15	Advertise for Bids
June 2	Bid Opening: 2:00pm
June 2 - 4	Contact references, prepare bid tabulation, and letter of recommendation
June 9	Park Board Approval / Notice to Proceed
June 10 - 13	AIA Contracts Complete
June 23	Site Work Commence Construction
December 30	Substantial Completion
May 2026	Final Completion



River Forest Park District

September 1, 2024

Village of River Forest
400 Park Avenue
River Forest, Illinois, 60305

Shadow Study

To Whom It May Concern,

As there are no structures over 16' in height, the Park District requests the requirement of a Shadow Study be waived.

Sincerely,

Mike Grant
President



River Forest Park District

September 1, 2024

Village of River Forest
400 Park Avenue
River Forest, Illinois, 60305

Sign Plan

To Whom It May Concern,

The existing masonry park signs at the corners of Greenfield/Franklin and Greenfield/Jackson will remain in the park. No other signage will be affixed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Grant'.

Mike Grant
President



CONSTITUTION
PARK
RIVER FOREST PARK DISTRICT



River Forest Park District

September 1, 2024

Village of River Forest
400 Park Avenue
River Forest, Illinois, 60305

Statement of Recording

To Whom It May Concern,

The River Forest Park District 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 provide evidence of said recording to the Village within 30 days of passage, in the event the proposed planned development is approved by the Village Board.

Sincerely,

Mike Grant
President

Constitution Park

Traffic and Parking Assessment

River Forest, Illinois



Prepared For:



River Forest Park District

Prepared by:

Eriksson Engineering Associates, Ltd.



145 Commerce Drive, Ste A, Grayslake, IL 60030

847.223.8404

www.eea-ltd.com

Introduction

Eriksson Engineering Associates, Ltd. (EEA) was retained by the River Forest Park District to conduct a traffic and parking assessment of the proposed changes to Constitution Park at 7715 Greenfield Street in River Forest, Illinois. Constitution Park is a 2.7-acre public park with a soccer field, a beach volleyball court/ice rink, and a playground.

The purpose of the study was to observe the existing traffic patterns on Ashland Avenue, Franklin Avenue, and Greenfield Street which border Constitution Park, to determine the traffic characteristics of the existing and future park, to review its parking and traffic needs, and to develop roadway and parking recommendations as needed.

Site Location and Area Land-Uses

Constitution Park is located at 7715 Greenfield Street in River Forest, Illinois. It is within a single-family residential neighborhood with homes to the north, east, and west. The Willard Elementary School campus is located to the south which includes a baseball diamond and soccer field. **Figure 1** illustrates the site location and the surrounding land-uses and roads.

Pedestrian Routes

Sidewalks are provided on both sides of the public streets adjacent to Constitution Park which are Greenfield Street, Franklin Avenue, and Ashland Avenue. The intersections of Greenfield Street at Franklin Avenue and at Ashland Avenue have crosswalks painted on all four legs of the intersection. Willard Elementary School is connected to Constitution Park which can be reached by sidewalks on Ashland Avenue and Frankling Avenue as well as walking through the school campus and the park.

Roadway Characteristics

A description of the area roadways accessing the school is provided below:

Franklin Avenue is a north-east local road with one travel lane in each direction. An all-way stop-controlled intersection is located at Greenfield Street with a striped crosswalk on all four legs of the intersection. Parking is permitted on both sides of the road except during student loading on the east side of the road along Willard Elementary during the hours of 8:00 AM to 11:00 AM in the morning and 1:00 PM to 4:00 PM in the afternoon. Franklin Avenue turns into a one-way road between Greenfield Street and Division Street during school day drop off and pick up, beginning at 7:30 AM and ending at 4:00 PM. It is under the jurisdiction of the Village of Forest Park and has a 25-mph speed limit with a 20-mph school speed limit .

Greenfield Street is an east-west local roadway with one travel lane in each direction. An all-way stop-controlled intersection is provided at Franklin Avenue and Ashland Avenue with a striped crosswalk on all four legs of the intersections. Parking is permitted on both sides of the road. It is under the jurisdiction of the Village of Forest Park and has a 25-mph speed limit with a 20-mph school speed limit.

Ashland Avenue is a north-south local roadway with one travel lane in each direction. An all-way stop protected intersection is located at Greenfield with a striped crosswalk on all four legs of the intersection. Parking is allowed on both sides of the road except two-hour only parking which is permitted on the east side of the road on school days between 7:00 AM to 4:00 PM and student loading zone on the west side of the road along Willard Elementary during the hours of 8:00 AM to 11:00 AM in the morning and 1:00 PM to 4:00 PM in the afternoon. Ashland Avenue turns into a one-way road between Greenfield Street and Division Street during school day drop off and pick up, beginning at 7:30 AM and ending at 4:00 PM. It is under the jurisdiction of the Village of Forest Park and has a 25-mph speed limit with a 20-mph school speed limit.

Traffic Observations at Dismissal

EEA observed the operations around the park during Willard Elementary School student dismissal at 3:10 PM to get a sense of the operating conditions during peak-usage. Park activity at this time of year is minimal due to the cold temperatures and sports schedule.

School parents parking along Franklin Avenue, between Greenfield Street and Division Street, walked to the school to pick up their children and return them to their car. Slight congestion was observed on Franklin Avenue

between Division Street and Greenfield Street. There was no congestion entering Franklin Avenue from the intersection at Division Street. Most vehicles exiting the intersection at Greenfield Street took an eastbound turn, without any congestion. A temporary traffic sign was placed on the south leg of Ashland Avenue at the intersection of Greenfield Street, displaying it is a one-way road in the northbound direction between the hours of 7:30 AM to 4:00 PM.

Other parents parked along both sides of Ashland Avenue, between Greenfield Street and Division Street, waiting for dismissal to pick up children. Parking queueing p along Constitution Park. During dismissal, there was heavy congestion along Ashland Avenue which lasted around 10 minutes. Although there was congestion on Ashland Avenue, there was no congestion entering Ashland Avenue from the intersection at Greenfield Street. This is in due part of most parents picking up children have already parked and along Ashland Avenue. There was no congestion or parents parked at the north leg of Ashland Avenue at the intersection of Greenfield Street. A temporary traffic sign was placed on the north leg of Ashland Avenue at the intersection of Division Street, displaying it is a one way road in the southbound direction between the hours of 7:30 AM to 4:00 PM. Signage along the east side of Ashland Avenue displays 2 hour parking is allowed between the hours of 7:00 AM to 4:00 PM, however staff commented that multiple staff park their cars along the east side of the road all day without complaints from the single family home owners which the 2-hour parking signs run along.

Greenfield Street did not have any congestion between the intersection of Park Avenue and at the intersection of Lathrope Avenue during dismissal. Three cars were parked on the south side of the road adjacent to Constitution Park waiting to pick up their children.

School buses enter southbound and load/unload on Ashland Avenue and exit at the intersection of Ashland Avenue and Division Street. There was a total of 2 buses observed. One bus is used for special education students and another bus was for transporting students to a community center.

Redevelopment Plan

The proposed park project includes:

- The replacement of the playground with a new 2 to 12-year-old universal accessible playground located in the northeast corner of the park.
- The replacement of the sand volleyball courts/ice rink with a new sand volleyball court/ice rink at the same location in the park. The ice rink would include reusing 1 of the 2 existing light poles and replacing the 2nd light pole for night skating.
- The construction of a shelter than includes two single stall restrooms and a sitting area.
- The construction of a sitting plaza between the playground and the volleyball courts/ice rink.
- The replacement of the ball field located on school property with a new 60' base path dirt infield ball diamond located in the southwest corner of the park. A soccer field will be striped within the outfield area.

The proposed improvements will reconstruct and relocate the existing facilities within the park. The proposed shelter and plaza will be new. The baseball field will be moved into the park from the adjacent school property.

Trip Generation

The volume of traffic activity at Constitution Park is not expected to change with the reconstruction of the existing facilities and the relocation of the adjacent baseball field into the park. On a seasonal basis the amount of activity will vary based on the baseball, soccer, and volleyball schedules and on the weather for the ice rink. Each baseball or soccer team will have roughly 14 players per team and generate around 28 vehicles arriving before and leaving after a game. Volleyball games and the ice rink will generate a similar number of trips.

The playground, by itself, will generate minimal traffic with most of the children originating in the neighborhood, who walk, and by siblings/children of persons attending the athletic events. The restroom and plaza support facilities will not generate traffic.

Traffic Assessment

The estimated volume of traffic for a sports activity, 28 vehicles per hour, can easily be accommodated on the three streets around the park and are significantly less than what is experienced when school is in session.

Parking

Constitution Park is in the PRI District and its parking requirement under the zoning code is:

E. Public Parks: None for the first two acres, plus five for each additional acre, one for each five persons of design capacity of any structure or facility in the park.

The required parking under the code is 3.5 spaces (0.7 acres x 5 spaces) plus 45 spaces for the design capacity of the any structure or facility for a total of 49 spaces. The baseball/soccer field occupant load would be based on two teams of 14 players, parents, and siblings. Assuming three persons per player, total occupancy would be around 84 persons. The playground has a theoretical capacity of approximately 100 children. The beach volleyball courts have smaller teams of around 10 persons per team times or 40 persons total. If the playground, volleyball, and baseball/soccer are at full capacity, there could be 224 persons on site.

Parking Supply

Constitution Park has no on-site parking and relies on street parking along Greenfield Street, Franklin Avenue, and Ashland Avenue. A parking variation would be required for the 49-space zoning requirement.

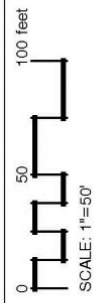
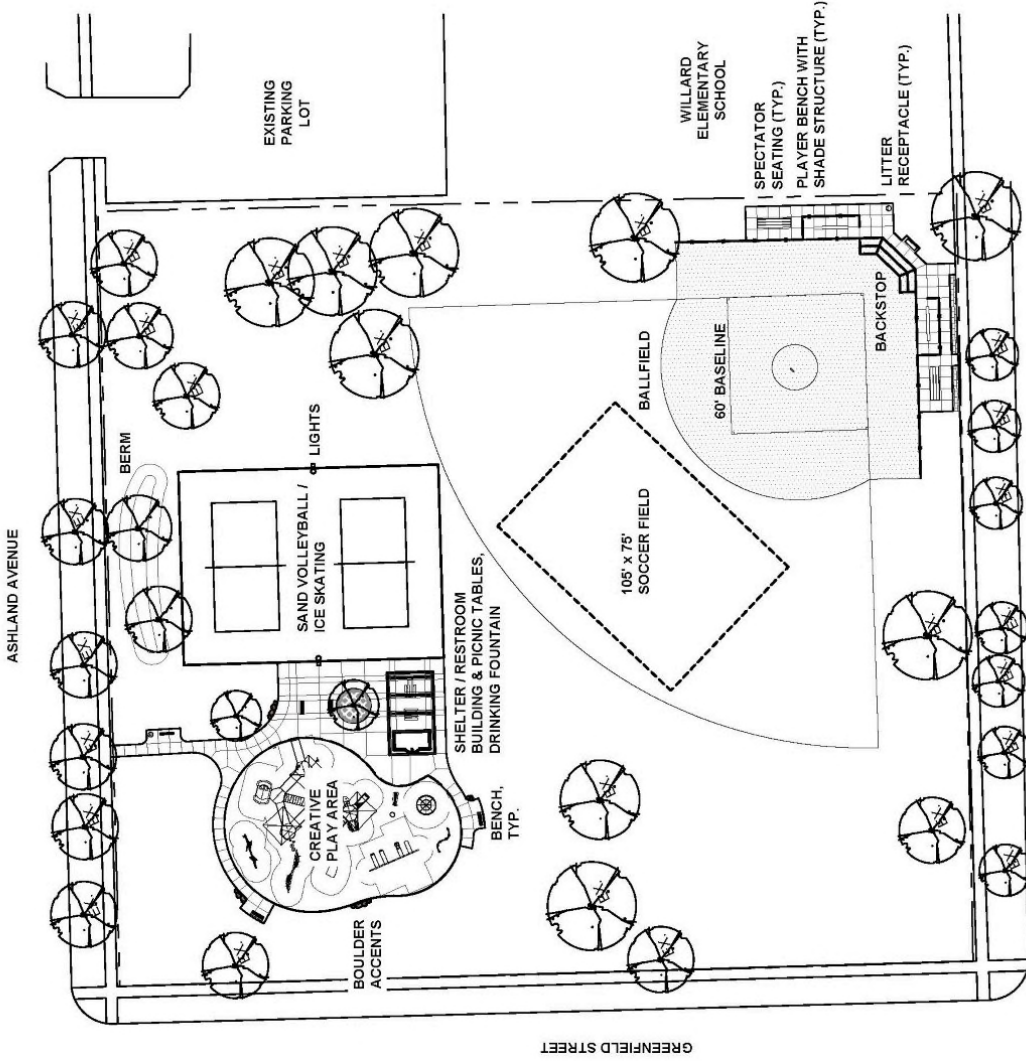
Parking is permitted on both sides of each street except certain times during the school day. All three streets have sufficient capacity to accommodate 49 vehicles and more. Along the perimeter of the park, there are 38 on-street parking spaces on the park side of the street. A total of 76 spaces are available when the spaces across the street are included. Additional on-street parking is located beyond the limits of the park.

Summary

This report summarizes the results of the traffic and parking assessment of the proposed changes at Constitution Park in River Forest, Illinois. The following conclusions were developed:

1. The proposed changes to the park will reconstruct existing facilities at the park and not materially impact the traffic and parking conditions at the park.
2. The estimated volume of park traffic can easily be accommodated by the three adjacent streets.
3. The River Forest Zoning Code requires 49 on-stie parking spaces which are not currently provided and are not proposed as part of the reconstruction. A parking variance of 49 spaces would be required.
4. There is more than sufficient on-street parking around the park to accommodates its needs.





DATE: 09/11/2023





River Forest Park District

September 1, 2024

Village of River Forest
400 Park Avenue
River Forest, Illinois, 60305

Tree Replacement

To Whom It May Concern,

Four (4) trees and one (1) multi-stem tree ranging from 20"-24" will need to be removed. One (1) tree will be transplanted, and one (1) tree is a Memorial Tree that will be replaced. The total diameter loss of these trees is 88". Based on the Village's Tree Ordinance the lost trees will be replaced with 30-three inch trees in Keystone Park (or other River Forest parks if space does not permit). Final plans for this project will be drafted in early February, and a Landscape Plan will be drafted as part of this process.

Sincerely,

Mike Grant
President



River Forest Park District

September 1, 2024

Village of River Forest
400 Park Avenue
River Forest, Illinois, 60305

Statement of Economic Analysis

To Whom It May Concern,

As this project is a redevelopment of an existing park, the Park District requests the requirement of an Economic Analysis be waived.

The Park District is funding this project through its Capital Projects Fund. \$1.6M has been allocated for this project. The Park District has applied for a 600,000 IDNR OSLAD Grant, with notification of grant awards to be announced in January, 2025. The receiving/not receiving the grant will have no impact on the construction schedule of this project.

Sincerely,

Mike Grant
President



River Forest Park District

September 1, 2024

Village of River Forest
400 Park Avenue
River Forest, Illinois, 60305

Environmental Impact Study

To Whom It May Concern,

No Environmental Impact Study is known to be required for this project.

Sincerely,

Mike Grant
President



River Forest Park District

September 1, 2024

Village of River Forest
400 Park Avenue
River Forest, Illinois, 60305

Statement of Demand on Village Services

To Whom It May Concern,

There is no anticipated demand on any Village services that the proposed development will have.

Sincerely,

Mike Grant
President



River Forest Park District

September 1, 2024

Village of River Forest
400 Park Avenue
River Forest, Illinois, 60305

Statement of Demand on Local Schools

To Whom It May Concern,

There is no anticipated demand on the local schools that the proposed development will have.

Attached is a Letter of Support for this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Grant'.

Mike Grant
President



River Forest
Public Schools

Administration Building
7776 Lake Street
River Forest, Illinois
60305
708•771•8282
Fax 708•771•8291

July 19, 2024

Michael Sletten
Executive Director
River Forest Park District
401 Thatcher
River Forest, IL 60305

Dear Mr. Sletten:

We have reviewed the redevelopment plans for the proposed project at Constitution Park, which is adjacent to our Willard School location. We feel that this project will enhance both sites and will benefit our students and all families in the community for years to come. We support the efforts of the River Forest Park District as our school district is fortunate to have such a collaborative colleague.

If you need anything further, please do not hesitate to ask.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Cozzi'.

Anthony Cozzi
Chief Operations Officer

Excellence in Education: A Continuing Tradition



River Forest Park District

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 Park District** intends to file an application with the Village of River Forest for a Planned Development permit for the purpose of:

- Relocate and construct a new playground.
- Construct a permanent men's and women's restroom facility.
- Construct a picnic shelter adjacent to the restroom facility.
- Relocate and construct a new sand volleyball court/ice rink with LED lights for the ice rink.
- Relocate and construct a new baseball field.
- Relocate and construct a new soccer field.

at Constitution Park, which is located at Franklin Avenue and Greenfield Avenue. You are receiving this notice because our records indicate that you own property within 500 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: Monday, August 14, 6:00 PM

Location: 401 Thatcher Avenue, River Forest, Illinois

A copy of the preliminary site plan and rendering of the project has been included for your information. Please note that these plans may change during the course of the planned development application process. Residents are encouraged to learn more about the project and the planned development approval process by reviewing the enclosed informational guide and visiting the Village's website at www.vrf.us/DevelopmentGuide.

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 Michael Sletten of the River Forest Park District at 708-366-6660x101 or via email at msletten@rfparks.com or 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,

Mike Grant
President

Enclosed: Site Plan

CC: Matt Walsh, Village Administrator

**River Forest Park District
Public Hearing
August 14, 2023, 6:00 PM
The Depot
401 Thatcher Avenue, River Forest, Illinois**

Agenda

If you would like to make the comment via Zoom, phone or email please email Michael Sletten at msletten@rfparks.com by 4:00 PM on Monday, August 14, 2023.

Join Zoom Meeting

<https://us06web.zoom.us/j/88470223223?pwd=bTBqbzZ4THltYzdTckdUOWdrdIZxUT09>

Meeting ID: 884 7022 3223

Passcode: 486612

Join By Phone

312 626 6799

Meeting ID: 884 7022 3223

Passcode: 486612

Find your local number: <https://us06web.zoom.us/j/88470223223?pwd=bTBqbzZ4THltYzdTckdUOWdrdIZxUT09>

1. Call to Order
2. Roll Call – Bade, Healy, Libera, Roche and Grant
3. Constitution Park Master Plan Presentation and Public Comment
4. Adjournment

**River Forest Park District
Special Board Meeting Minutes of
August 14, 2023**

The Board of Commissioners of the River Forest Park District convened at 7:00 PM in Special Session on Monday, August 14, 2023 at the River Forest Park District, 401 Thatcher Avenue, River Forest, Illinois.

Roll call was taken with Commissioners Bade, Healy, Libera, Roche, and Grant present. Also present was Director Sletten, Sarah Drier, JSD Landscape Architect's, and Marianne Birko, WSSRA, via zoom.

Public Comment: None

Old Business: The Board discussed revising the Constitution Playgrounds plan based on the feedback from the Constitution Park Public Meeting. Birko discussed her experience in inclusive design and noted the word "inclusive" is not designated for one group of individuals, but for all groups to be able to engage with each other. She highlighted the spinning globe piece as this is a large playground piece that children with or without needs to interact. The Board directed staff to add ramps and increase the play elements for individuals in a wheel chair.

Director Sletten noted that the project as presented is \$1.3M, which is over the original \$965,000 budget.

President Grant moved to increase the Constitution Park budget to \$1.6M with the Playground to be designed 70% accessible, seconded by Commissioner Roche. A voice vote followed, and the motion was approved 5-0.

Commissioner Libera moved to adjourn at 8:00 PM, seconded by President Grant. A voice vote followed, and the motion was approved 5-0.

Respectfully submitted,

Michael J. Sletten, Secretary

**River Forest Park District
Special Meeting
August 29, 2023, 6:00 PM
The Depot
401 Thatcher Avenue, River Forest, Illinois**

If you would like to make the comment via Zoom, phone or email please email Michael Sletten at msletten@rfparks.com by 4:00 PM on Tuesday, August 29, 2023.

Join Zoom Meeting

<https://us06web.zoom.us/j/89795389432?pwd=S2JGRGZ0ZnBxVGtZYWo0aEIBV0FGUT09>

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Agenda

1. Call to Order
2. Roll Call – Bade, Healy, Libera, Roche and Grant
3. Public Comment
4. Old Business
 - a. Constitution Park Master Plan/OSLAD Grant Application
5. Adjournment

**River Forest Park District
Special Board Meeting Minutes of
August 29, 2023**

The Board of Commissioners of the River Forest Park District convened at 6:00 PM in Special Session on Monday, August 29, 2023 at the River Forest Park District, 401 Thatcher Avenue, River Forest, Illinois.

Roll call was taken with Commissioners Bade, Healy, Libera, Roche, and Grant present. Also present was Director Sletten and Lori Vierow, JSD Landscape Architect's via zoom, Anja Herrman, Melissa Healy, Cora Healy, Erica Jones, and others.

Public Comment: None

Correspondence to the Board:

- Anja Herrman asked why none of her playground component suggestions were not in the 8/29 Constitution Park playground plan, she was dissatisfied with the new plan, and she asked the Board to reject this plan.
- Mellissa Healy submitted a petition signed by 83 individuals asking the Board to reject the 8/29 Constitution Park playground plans.
- Cora Healy, River Forest, noted she enjoys playing with the accessible components on playgrounds.
- Erica Jones, River Forest, asked for the Board remove the barriers on playgrounds.

Old Business: Director Sletten discussed the new ramps, deck pods, and ADA panel features that were added to the plan. The new plan is 75% accessible, which is over the 70% accessibility threshold that was directed by the Board at the 8/14 Board Meeting. Director Sletten submitted an email from Mark Trieglaff, President of ACT Series Accessibility Consultants and Marianne Birko, WSSRA Executive Director, discussing increased inclusive elements and highlighted some of the elements for their opportunity for engagement. Director Sletten responded why the 3 elements suggested by Ms. Herrmann were not included in the plan.

Commissioner Libera moved to approve the Constitution Park playground design, seconded by Commissioner Roche. Commissioner Healy stated that he believes the playground design falls short of being inclusive for all individuals and the bar should be set higher. Commissioner Bade stated that adding a couple of ramps and some extra panels does not go far enough for an inclusion design. Commissioner Roche asked why more inclusive equipment wasn't added when there were funds available to do so. Commissioner Libera expressed concerns with the cost of the project, especially if the Park District does not receive the grant. If the Park District does not receive the grant, the Board should consider streamlining the project. A roll call vote was taken and the motion was rejected 4-1 (Libera)

Commissioner Libera asked if a new plan can be drafted before the grant filing deadline in 2 weeks, and Director Sletten will contact the Landscape Architect regarding setting up a public feedback meeting on 9/6 to draft a new plan. The new plan should include the tower and tall slides, with the rest of the playground being an all-inclusive design.

Commissioner Libera moved to adjourn at 7:00 PM, seconded by President Grant. A voice vote followed, and the motion was approved 5-0.

Respectfully submitted,

Michael J. Sletten, Secretary

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River Forest Park District

the PARK BENCH

Constitution Park Public Hearing

Location: The Depot
Date: Wednesday, July 31st
Time: 6:00 pm

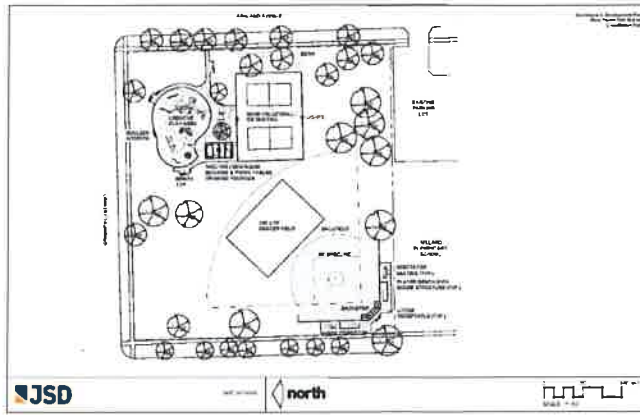
The River Forest Park District is hosting a Public Meeting on Wednesday, July 31st, 6:00 PM at The Depot, 401 Thatcher Avenue, to present the plans for the redevelopment of Constitution Park.

The project will include:

- Relocation and development of a new inclusive playground.
- Relocation of the sand volleyball courts/ice rink.
- Construction of a permanent men's and women's bathroom.
- Relocation and development of a new baseball field
- Relocation of the soccer fields

These are the same plans that were presented and approved by the Park Board in September, 2023; however, the project was delayed to allow the Park District time to submit a \$600,000 OSLAD grant application for financial support of the project. This project is scheduled to begin in June, 2025.

Residents who are unable to attend the meeting, but have questions or comments should contact Michael Sletten at msletten@rfparks.com.



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