



**RIVER FOREST MEETING OF  
THE ZONING BOARD OF APPEALS  
AGENDA**

A meeting of the River Forest Zoning Board of Appeals will be held on Thursday, April 11, 2024, at 7:30 P.M.

The meeting will be held at the **Koehneke Community Center** located on the campus of **Concordia University Chicago, 7400 Augusta Street**, River Forest, Illinois.

*Directions:*

*Koehneke Community Center is building #13 on the attached map. Parking can be found in the garage located on Bonnie Brae Place, near Thomas Street. The entrance to the Koehneke Community Center is on the west side of the building.*

If you wish to address the Commission regarding an item listed on the agenda below, please write your name on the sign-in sheet provided at the meeting.

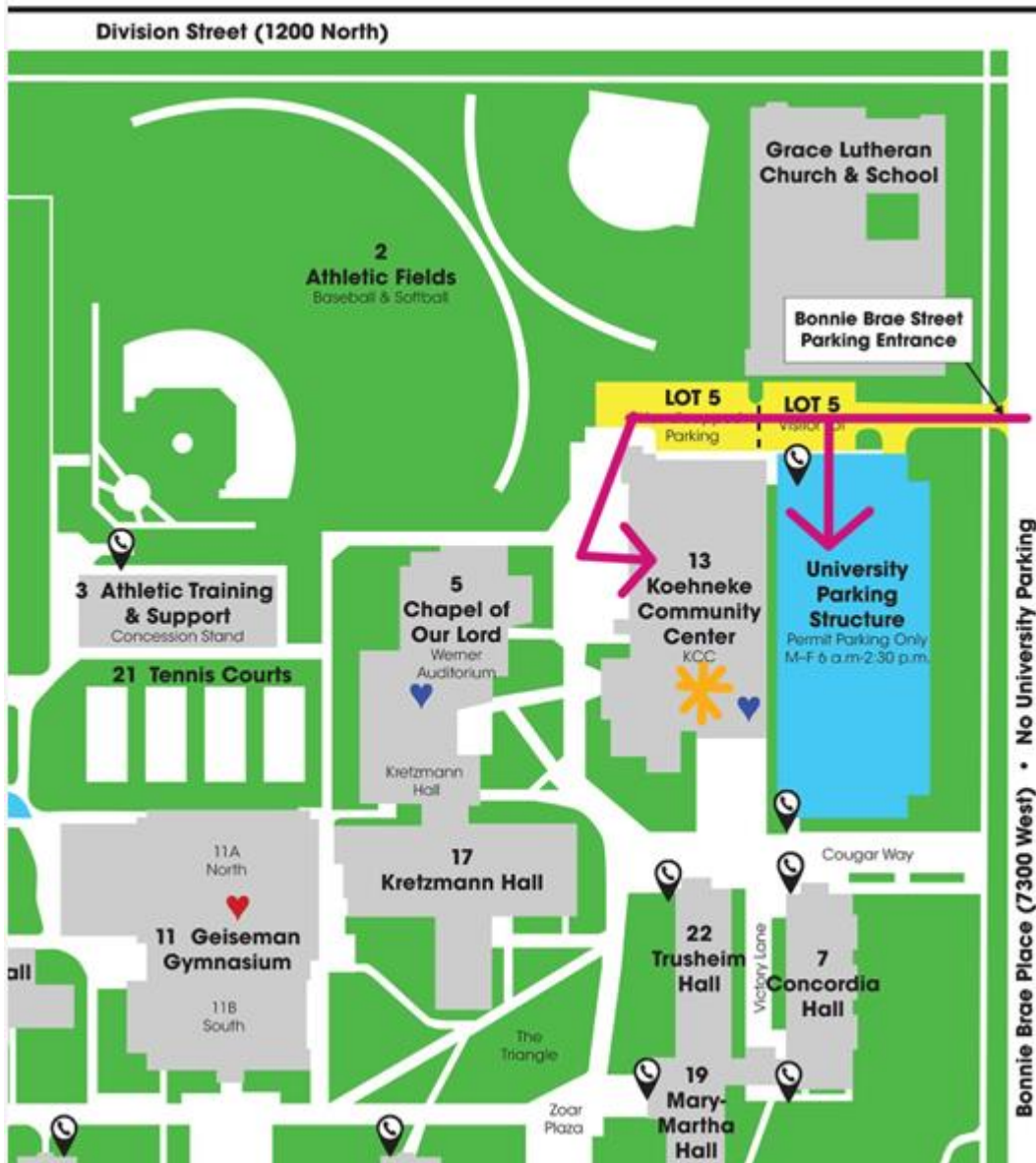
Written public comments should be sent to Secretary Clifford Radatz at [cradatz@vrf.us](mailto:cradatz@vrf.us) and will be included in the public meeting record. All written comments received by 6:00pm on the date of the meeting are provided to the ZBA Members prior to the meeting for their consideration.

You may listen to the meeting by clicking here: <https://us02web.zoom.us/j/86531530216> or participating in a telephone conference call as follows, dial-in number: 1-312-626-6799 with meeting id: 865 3153 0216

- I. Call to Order
- II. Approval of Minutes – March 14, 2024
- III. Continuation of Hearing – Text Amendment Request – Public Hearing regarding Commercial District Zoning Regulations.
- IV. Confirmation of Next Regularly Scheduled Meeting – May 9, 2024.
- V. Public Comment
- VI. 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: [info@vrf.us](mailto:info@vrf.us). Every effort will be made to allow for meeting participation.

### MAP TO KOEHNEKE COMMUNITY CENTER:



**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: [info@vrf.us](mailto:info@vrf.us). Every effort will be made to allow for meeting participation.

<u>Contents</u>		<u>page</u>
1.	Revised Meeting Agenda	1
2.	Contents	3
3.	Draft Minutes from the Zoning Board of Appeals meeting on March 11, 2024	4
4.	Memorandum - Commercial District Zoning Regulations – Text Amendment	9
	Exhibit A: Proposed Text Amendment	16
	Exhibit B: Houseal Lavigne Shadow Study	28
	Exhibit C: Houseal Lavigne Planning Memo, November 2023	65
	Exhibit D: Zoning Map	72
	Exhibit E: Water Main Map	73
	Exhibit F: Zoning Proposal Review by Jake Seid of Sightline Planning & Zoning	74
	Exhibit G: Zoning Proposal Review from Chicago Metropolitan Agency for Planning	77
	Exhibit H: District 90 Demographic Trends and Enrollment Projections	80
5.	Comments from the Public Donald A. and Anna M. Straub Olivia and Peter Koopman Angie Grover John Conmy Kristine Mackey	109

**MINUTES OF THE MEETING OF THE  
VILLAGE OF RIVER FOREST  
ZONING BOARD OF APPEALS**

March 11, 2024

A meeting of the River Forest Zoning Board of Appeals was held at 7:30 pm on Thursday, March 11, 2024, in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

**I. CALL TO ORDER**

Chairman Martin called the meeting to order at 7:32 pm. Meeting started by calling roll. Upon roll call the following persons were:

Present: Chairman Frank Martin, Members Gary Dombrowski, Chris Plywacz, Mary Shoemaker, Corina Davis, Ron Lucchesi, Sheila Price

Absent: None

Also present at the meeting: Jessica Spencer, Assistant Village Administrator; Anne Skrodzki, Village Attorney; and Clifford Radatz, Secretary.

**II. APPROVAL OF THE MINUTES FROM THE MEETING OF THE ZONING BOARD OF APPEALS ON FEBRUARY 8, 2024**

A **MOTION** was made by Member Plywacz and seconded by Member Lucchesi to approve the minutes from the February 8 meeting.

Ayes: Chairman Martin, Members Dombrowski, Shoemaker, Plywacz, Price, Lucchesi, Davis

Nays: None

Motion passed.

**III. APPROVAL OF FINDINGS OF FACT OF ZONING VARIATION REQUEST FOR 214 GALE AVENUE**

A **MOTION** was made by Member Plywacz and seconded by Member Lucchesi to recommend to the Village Board that this request for variation be granted.

Ayes: Members Dombrowski, Shoemaker, Price, Davis, Lucchesi, Plywacz

Nays: Chairman Martin

Motion passed.

**IV. CONTINUATION OF HEARING – TEXT AMENDMENT REQUEST – PUBLIC HEARING REGARDING COMMERCIAL DISTRICT ZONING REGULATIONS**

Chairman Martin opened up the topic for discussion with a brief history of the continuation of the hearings. He stated that he was informed that the Village is not prepared to provide the additional documents that were previously requested. However, anyone who wishes to speak can do so tonight, but there will not be a decision until additional documents are available. In addition, Chairman Martin stated that what is considered tonight may not be under consideration once the additional documents are available.

Secretary Radatz swore in those who wished to testify.

Administrator Walsh presented the proposed text amendment changes.

Member Shoemaker asked what the height of the Sheridan building is. Administrator Walsh said he would have to investigate that.

Member Lucchesi asked about the information from the school district about the anticipation of student population growth.

Public Feedback:

1. Patty Henek- She expressed that resident feedback has been provided but not incorporated into the plans at this time. She recounted her experience from previous planned development projects.
2. Debbie Boreman - She asked if letters are included in the record of this topic; Chairman Martin confirmed that they are included in the recommendation to the Board, but he cannot confirm that they are read. She also recounted a history of her neighborhood on the southern edge of the Village and expressed her concerns about the potential impact of the zoning changes.
3. Kelly Abcarian - She expressed concerns regarding her statements as they were noted in the meeting minutes from the last meeting, stating that she would prefer transcripts of the meetings. She provided feedback on Administrator Walsh's statements made earlier in the meeting with regards to the conversation with Dr. Condon. She feels that the resident feedback provided in other projects was not incorporated.
4. Bridget C. Erfort - She relayed her disappointment at a previous presentation by Houseal Lavigne and questioned the recommendation of 1.5 parking spaces per lot. She thanked the commissioners for volunteering in this process. She provided a visual demonstration of vehicles traveling along northbound Harlem, illustrating her concerns regarding the impact of parked vehicles on the movement of emergency vehicles. She asked for a third party to get involved in the development of these text amendments.
5. Dan Lauber- He urges the committee to amend the code to require step-down zoning, with the tallest height of the building on the street and shortest height facing the single-family homes. He strongly encourages changes to be made to reduce the minimum lot area requirement. He also opines that there is no legal basis for the minimum size of

dwelling unit requirement. Regarding parking, he suggested that the capacity should be set on the number of bedrooms in each dwelling unit.

6. Beth Chang – She started by thanking the committee members for their service to the Village. Regarding the specific proposals, she noted that they haven't changed with regards to the public input yet. She expressed her concerns about traffic and parking. She asked some questions regarding the impact of these changes on other parts of the zoning code. She also suggested the variance process be reviewed in light of these changes, as she feels that what is approved will become the new "floor" for variances, not the "ceiling".
7. Connie Geocaris - She is concerned about the proposed changes for C-2, Madison Street. She feels that these changes may lower the property values.
8. Susan Adler – She thanked the committee for volunteering their time. She related that the residents feel unheard. She stated that yesterday at 4:13pm was the first time she noticed the Next Door information on this meeting. She wishes there was more communication and working together with a topic of this size.
9. Greg Abcarian – He also thanked the committee for volunteering their time. He feels that the Lake and Lathrop project was a disaster of the administration, and not like this project at all. He feels that these changes aren't a "one size fits all" thing. He said that he feels no one is listening. He feels that it's better for people to ask and then permission is given, regarding variations to the Zoning Codes.
10. Angie Grover - She feels that accepting these minimum requirements just sets a new "floor". She feels that the Village wants to develop in a responsible way. She enjoys the walkability of her neighborhood and is concerned that changing the parking requirements will make things more congested. She doesn't understand the need to change the density sizes. She feels that diversity and economic development can go hand in hand and should be done in a responsible way. She feels that there should be something on Madison St to reflect the community while bringing in the tax dollars.
11. Margie Cekander - She feels that the proposed changes may harm the community. She asked the committee to fight to maintain the character of River Forest. She provided feedback regarding the history of the Lake and Lathrop property. She expressed concerns regarding changing the height requirements, and her opinion regarding the Madison St project. She thanked Chairman Martin for requesting the shadow study in January, but questioned why it wasn't requested when Houseal was contracted. She petitioned the Board to not approve the changes presented to them. She appreciated Administrator Walsh clarifying the final decision maker on these changes.

Chairman Martin asked if the committee had any questions for those who spoke tonight. There were none.

Member Plywacz thanked those who provided these comments tonight. He assured the group that he would not “rubber stamp” anything. He promised to carefully review this amendment.

Member Davis said that she wanted to echo Member Plywacz’s comments and how frustrated the residents might be. She inquired about getting “another set of eyes” on these changes.

Discussion ensued from various Committee members regarding the recommendation to the Village Board, with the Chairman suggesting to revise the motion to recommend a different consultant to review the report presented by Houseal.

Administrator Walsh stated that the feedback provided by residents and the committee has been heard. He further clarified that part of the reason for the delay thus far is due to the considerations that are being discussed. He requested that Houseal be provided with the opportunity to present updated recommendations to this committee.

**A MOTION** was made by Member Davis made a motion and seconded by Member Plywacz to engage an independent consultant to look at these plans and the resident feedback, the minutes, and the reports.

There was no discussion.

Ayes: Members Shoemaker, Plywacz, Price, Lucchesi, and Davis

Nays: Chairman Martin and Member Dombrowski

Motion passed.

**A MOTION** was made by Member Lucchesi, seconded by Member Shoemaker to continue the public hearing to April 11, with the public portion still open.

Ayes: Chairman Martin, Members Shoemaker, Plywacz, Dombrowski, Price, Lucchesi, and Davis

Nays: None.

Motion passed.

## **XII. NEXT MEETING**

Next meeting is scheduled for April 11, 2024.

## **12. ADJOURNMENT**

A Motion was made by Member Shoemaker to dismiss the meeting, seconded by Member Plywacz to adjourn. A unanimous voice vote passed the motion.

Meeting Adjourned at 9:18 p.m.

Submitted:

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Clifford E. Radatz, Secretary

Date: \_\_\_\_\_

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Frank Martin, Chairman  
Zoning Board of Appeals

DRAFT





**Village of River Forest**  
**Village Administrator's Office**

400 Park Avenue  
 River Forest, IL 60305  
 Tel: 708-366-8500

**MEMORANDUM**

Date: April 11, 2024

To: Zoning Board of Appeals

From: Matt Walsh, Village Administrator

Subj: Commercial District Zoning Regulations – Text Amendment

Introduction

In November 2023, the Village Board unanimously directed the Zoning Board of Appeals to consider revisions to the zoning code that applies to four existing commercial districts; C1- Commercial, C2- Commercial, C3 - Central Commercial and ORIC - Office, Research, Institutional and Commercial. The direction followed months of discussion by the Economic Development Commission (EDC). The EDC collaborated with staff and the Village planning consultant to evaluate the current zoning restrictions and make recommendations for modernizing the zoning code.

This memo explains the proposed changes and details the protections that will continue to exist in the zoning code to deny or limit future overdevelopment. Throughout the memo, there will be references to existing buildings in River Forest to provide context for the proposed updates.

I. Rationale

The primary reason for reviewing the commercial district regulations is to attract appropriate and viable economic development. Economic development is among the most powerful tools for growing taxing body revenues that fund public safety services, schools, parks, libraries, township social programs and infrastructure investment. With growing labor and pension costs, increased state and federal mandates and threatened state revenues, and nearly 50% of Village land being tax exempt, the Village of River Forest, and all taxing bodies, must consider other reasonable options for revenue enhancement.

The Village's most recently completed development, the Sheridan, pays more than \$800,000 per year in property taxes. During the Planned Development review process for the Sheridan, the Village Board imposed conditions on The Sheridan that prevented the business from

appealing their property taxes. This development alone pays the D90 and D200 school districts more than \$550,000 per year and has enabled D90 to invest in Early Intervention Programming, and has helped to implement a Full Day Kindergarten Program. Property tax revenues received through future commercial developments would reduce any potential tax increases that would need to be imposed on residential taxpayers.

The Village's school district's excellence in education, engaged library system, active Park District programming, Township social programs, and the safety of residents continue to add to our vibrant community, and are some of the best reasons to live, raise a family, work and play in River Forest, and the Village Board will not jeopardize that.

Additionally, the Village's commercial zoning codes have not been substantively revised for three decades, and therefore it is appropriate to ensure that codes are in line with current market demands. This will support so River Forest as an attractive place for quality development that maintains the community's character.

## II. Economic Development Commission Review

For several years, the EDC has discussed obstacles the Village faces in attracting appropriate economic development. In 2022, the Village hired planning firm Houseal Lavigne (HL) to perform this work and collaborate with the EDC. HL staff toured the village's commercial corridors and prepared hypothetical development renderings to help EDC members visualize the impact of any zoning modifications. HL also met with regional planners, residents and developers to gather feedback on existing and potential Village regulations.

At several meetings the issues were discussed in depth. The EDC wanted to be competitive with surrounding communities, hoping to attract a broader variety of proposals for future developments. EDC members also stressed the importance of reviewing proposals on a case-by-case basis. The EDC also did not want to be overly aggressive in revisions, considering the potential impact on community character.

Higher density figures and lower parking restrictions were discussed by the EDC, however a more conservative proposal was ultimately presented to the Village Board and Zoning Board of Appeals for consideration.

## III. Development Approval Process

- **The proposed zoning modifications make no changes to the approval process for new construction or development.**

Before discussing the current text amendment, it is important to understand the authority the Village has for reviewing individual development or business proposals. Any proposal that is 20,000 square feet or larger in size, or any multi-family residential development, must undergo the Planned Development (PD) process. Even if a resident wanted to convert a

single-family home into a two-flat, it would require the PD process. The PD process requires the submission of various documents, including a professional traffic study, landscaping plan, and an economic analysis and impact analysis on Village services (utilities, public safety, stormwater) and its schools. Applicants must hold at least four public meetings with notices sent to residents within 500 feet in each instance. PD applications are scrutinized by the Village's appointed Development Review Board (DRB) and must be approved by the Village Board by Ordinance.

Although the proposed text amendment modifies the underlying zoning restrictions for the commercial districts, proposals will not be allowed "by-right". By-right approval means that if a proposal meets the zoning requirements, it can be approved administratively by staff as long as it complies with the building and zoning regulations. The text amendment does not expand the ability for projects to be approved by-right.

#### IV. Summary of Proposed Changes

The proposed text amendment is attached as a standalone document. The proposed text amendment only applies to parcels currently zoned within one of the four commercial districts (C1, C2, C3 and ORIC). A property owner of a parcel in a different district would need to apply to rezone under a PD in order to be subject to these proposed regulations. As an example, The Sheridan consolidated several lots and rezoned residential lots to C-2.

**No residentially zoned lots are being zoned commercial. There is no proposed rezoning or map amendment. This would only occur for a specific project proposal.**

##### A. Zoning Code Format

Currently, each Zoning District has a devoted chapter that lists the regulations that apply to that specific district. In many cases, a chapter will refer the reader to another commercial district's regulation. The proposed new chapter is similar to the Village's Land Use chart, and allows readers to view all commercial regulations within a single table. This is strictly a formatting improvement that will benefit those reviewing the Village code.

##### B. Allowed Residential Uses

The proposed text amendment clarifies that multi-family dwelling buildings and multi-family dwellings above office or retail uses are allowed in the C1 and ORIC districts, pending PD review and approval. Multi-family dwellings above office or retail are commonly referred to as mixed-use or vertical mixed-use. All multi-family housing is subject to PD review and approval. Several of these building types currently exist in the C1 and ORIC districts, including buildings at the corner of Clinton & Lake or Monroe & North Avenue.

##### C. Building Heights

The proposed updates include increases to each of the four commercial districts.

Zoning District	Current Height Maximum	Proposed Height Maximum
C1	50 feet	65 feet
C2	30 feet	50 feet
C3	50 feet	65 feet
ORIC	50 feet	65 feet

There are several buildings in River Forest that currently exceed these height maximums. 435 William is 87 feet tall, and the Sheridan is 68.5 feet tall.

In other comparable communities, similar or higher height maximums can be found. Elmhurst has multiple zoning districts with maximum heights over 70 feet, with their business district allowing up to 125 feet. Riverside's maximum height is 66 feet, pending planned development approval.

The attached shadow study exhibit provides a look at the existing and proposed height maximums with conceptual developments, including those with step back height designs. There are existing structures on several of the sites, however the sites were used to show additional examples for potential future development locations. Four locations are shown for reference; Madison & Ashland, Madison & Franklin, North & Bonnie Brae and Lake & Park. Each example is shown four times a year, with several times each day to capture a wide range of scenarios. **Please note that the details and design of such developments are subject to review, and the visuals are hypothetical concepts to provide reference points for the proposed height maximum increase.**

#### D. Residential Density

Currently, River Forest regulates density using lot area per dwelling unit. The current standard is 2,800 square feet per unit in the C1, C2 and C3 districts, meaning that 15 units could be built on a one-acre site without seeking a variation, or site development allowance for density. The proposed text amendment reduces that standard to 1,000 square feet per dwelling unit. This means that 43 units could be built on a one-acre site without seeking a variation or site development allowance for density. The increase in density is required in order to enable the quality development of the land.

The proposed density for a development does not reflect the average or minimum unit sizes. For example, an established quality condo building in town, 435 William Street, contains 64 units on a lot of 32,128 square feet. 435 William has a density of 502 square feet per unit. This does not mean that every unit is 502 square feet. The units in that building range from 1,100

square feet to over 2,300 square feet. This is because additional floors provide additional space to create bigger units.

When considering the density, the EDC discussed mixed-use proposals in Forest Park. The structure at 7652 Madison Street contains 36 residential units on a lot that is approximately 17,400 square feet, less than half an acre. This density is more than double what is proposed, at approximately 483 square feet per unit. The EDC proposed lower density (1000 sq ft) to protect River Forest's community character, and to encourage additional commercial space. A developer will have to justify their proposal, and it will be evaluated through the PD process accordingly.

A developer would need to justify their density and bedroom mix by showing quality construction and market analysis. As construction and land costs have increased, the expected sales prices have risen to make for a viable development. This feedback was shared with the HL planning team and discussed during EDC meetings. Additional units allow for more housing product to be sold, and potential economies of scale for construction. With lower density, and less product to be sold, a developer may consider lower cost (and lower quality) development. The goal of the code update is to encourage builders to explore River Forest as an option to build a quality development.

Quality development means higher values and higher property taxes. Property taxes are the main source of revenue for D90, D200, the Village and our other taxing bodies. Enlarging the pool of additional property taxes on an already commercially zoned property benefits the entire community by stabilizing our residential property taxes by spreading the tax liability (levied by all our taxing bodies) through more density.

Currently, there are no bedroom or average size requirements for residential dwellings in commercial districts. There are no regulations proposed at this time to allow for flexibility. Developers will need to propose their unit sizes and bedroom types and justify their proposal. The Village will evaluate each on a case-by-case basis.

*The Zoning Board of Appeals could consider adding such unit size and room requirement restrictions to the commercial zoning districts.*

#### E. Residential Parking

- **There are no changes to overnight parking restrictions under consideration. Residents will not be allowed to park overnight on Village streets.**

The proposed parking changes are specifically for on-site parking, or the amount of spaces that must be provided for any development. The proposed changes reduce the required parking from at least 2 spaces to 1.5 spaces per residential unit. This means that a 20-unit building would need to have a parking lot with 30 spaces. This is a standard practice that

reflects the walkability that River Forest provides. According to the Chicago Metropolitan Agency for Planning, 100% of the community is deemed moderate or high walkability.

Neighboring Elmwood Park's comparable parking requirement is lower, at 1.25 per unit. Other comparable communities have similar requirements. Elmhurst's residential districts go as low as one parking spot per unit, while Riverside's multi-family residential parking requirement ranges from 1.5 - 2 spots per unit depending on the size of the building.

During the PD review process, the Village can impose conditions on business operations or traffic flow to limit effects on surrounding neighborhoods. The proposed zoning changes here include no changes to on street parking restrictions, as that is governed by a different chapter of the zoning code.

*The Zoning Board of Appeals could consider scaling the parking requirements based on the number of bedrooms.* For example, a developer could be required to provide two parking spots for each unit with three or more bedrooms.

#### V. Potential Impacts of Proposed Text Amendment

Development proposals and their potential impacts will continue to be evaluated on a case-by-case basis with the Village Board retaining its authority to impose restrictions, and to approve or deny any proposal.

##### A. Schools

The Village Code requires payment of a school impact fee for any new residential development. Upon receipt of any application, the Village would meet with the School District to determine the impact fees. Impact fees are determined by expected student count based on bedrooms per residential unit. Future developments will also pay approximately 70% of their property tax bill to fund schools.

According to D90's most recent enrollment projection study, District-wide enrollment is expected to decrease slightly over the next eight years. This follows the trend that the number of school-aged children in River Forest declined substantially between 2000 and 2020. The Village will continue to communicate with the School District to understand ongoing District-wide enrollment and capacity.

##### B. Utilities

PD applications are required to submit a site drainage plan, and a plan for any required site utility improvements. The Village's drainage code and Metropolitan Water Reclamation District (MWRD) requirement may apply to sites depending on size. Most of the Village is serviced by either a 6" or 8" water main, as shown in the attached map.

##### C. Traffic

**The proposed text amendment includes no proposals to close off any streets.** Traffic controls and regulations are governed by a different zoning chapter, and there are no such concepts being considered at this time. Each development is required to submit a traffic study showing the impact of their proposal. The DRB and Village Board will consider the impacts and impose conditions, if necessary.

#### VI. Third-Party Opinions

The Zoning Board of Appeals requested a third-party analysis of the proposed zoning changes. Staff contacted several planners to request this analysis in advance of the April 11 hearing continuation. Staff received the attached letter from Jake Seid of Sightline Planning and Zoning. Seid indicated support for the proposed changes and shared his credentials for reference. Staff also received a letter from the Chicago Metropolitan Agency for Planning that states their belief that the proposed updates align with CMAP's Comprehensive Plan and approach to other similar zoning updates.

#### VII. Moving Forward

- **The proposed text amendment does not guarantee an influx of development, and proposals meeting current standards will always be considered.**

The text amendment is intended to simplify the zoning code and entice developers and businesses to consider operating in River Forest. The proposed changes do not diminish the authority of the Village Board to deny any proposed development in the Village. The Planned Development process will continue to require extensive public notice, detailed application materials and consideration of impacts on surrounding neighborhoods. The Village Board can also impose conditions on any approved development to enhance public benefits or diminish potential negative impacts.

If the Zoning Board and Village Board do not agree to approve the proposed changes, current conditions will continue, and staff will continue marketing development sites with the current underlying zoning restrictions in place. However, based on professional opinions and guidance, that effort will be difficult to attract quality development.

Exhibit A : Proposed Text Amendment

Exhibit B: Houseal Lavigne Shadow Study

Exhibit C: Houseal Lavigne Planning Memo, November 2023

Exhibit D: Zoning Map

Exhibit E: Water Main Map

Exhibit F: Zoning Proposal Review by Jake Seid of Sightline Planning & Zoning

Exhibit G: Zoning Proposal Review from Chicago Metropolitan Agency for Planning

Exhibit H: District 90 Demographic Trends and Enrollment Projections

## Exhibit A:

### 10-12-1: GENERAL PROVISIONS:

- A. Purpose:** The purpose of this Chapter is to establish standards for the development and use of land in the Village's commercial districts.
- B. Applicability:** The standards of this Chapter shall apply to all new development and substantial redevelopment in the Village's commercial district.

### 10-12-2: BULK AND DIMENSIONAL STANDARDS:

Table 10-12-2 establishes the bulk and dimensional standards for the development or the use of a lot in a commercial zoning district.

Table 10-12-2: Bulk and Dimensional Standards				
Standard	C-1	C-2	C-3	ORIC
<i>Lot Standards (Minimum)</i>				
Lot Area (sqft)	3,275	3,275	3,275	10,000
Lot Area / DU (sqft)	1,000	1,000	1,000	1,000
Lot Width (ft)	25	25	25	25
<i>Yard Setbacks (Minimum)</i>				
Front (ft)	0	0	0	0 [3]
Exterior Side (ft)	0 [1]	0 [1]	0 [1]	0 [3]
Interior Side (ft)	0 [2]	0 [2]	0 [2]	0 [3]
Rear (ft)	20	20	20	0 [3]
<i>Building Standards (Maximum)</i>				
Building Height (ft)	65	50	65	65
Lot Coverage (%)	100	100	100	100
<i>Notes</i>				
[1] If the rear lot line of a corner lot abuts a rear lot line in the R1 or R2 district, the exterior side yard shall be at least equal to the depth of the yard of the adjoining R1 or R2 lot's building.				
[2] If the rear lot line abuts a lot or lots in the R1, R2, and/or R3 districts without an alley or other public way intervening, the rear yard setback shall 20 feet.				
[3] If the yard abuts a lot or lots in the R1, R2, R3, and/or R4 districts the setback shall conform to the regulations of the respective residential district.				

### 10-12-3: ALLOWED USES:

No parcel or building shall be utilized for any use except for those indicated on the land use chart in Chapter 21 of this Zoning Title and after the applicable approval process.

### 10-12-4: OFF-STREET PARKING:



Table 10-12-4 establishes the minimum requirements for off-street parking in the Village's commercial districts. The following rules apply when calculating the required minimum off-street parking requirement.

- A. **Fractions.** When measurements of the number of required spaces result in a fractional number, the number shall be rounded up to the next higher whole number.
- B. **Area Measurements.** Unless otherwise expressly stated, all area-based (square feet) parking standards must be computed on the basis of gross floor area.
- C. **Capacity-Based Standards.** To compute parking requirements based on maximum capacity, the maximum fire-rated capacity of the facility as determined by the Fire Department shall be used.
- D. **Total Parking Spaces Per Use.** Whenever a building is erected for more than one of the uses hereinbefore specified in this section, the parking spaces to be provided shall be the sum of the parking spaces required for each of such uses.
- E. **Parking Space Locations.** All parking spaces required herein shall be provided upon the same lot or parcel of ground as is occupied by a building, or on a lot or parcel contiguous thereto, or within three hundred feet from said building.
- F. **Materials.** All driveways and places where vehicles stand shall be paved with concrete, asphalt, or paving bricks.

In addition, the off-street parking regulations shall be the same in all commercial districts, except that service retail establishments, located in an area bounded by Lathrop Avenue, Lake Street, Park Avenue, and a line one-half block south of and parallel to Lake Street, shall not be required to provide any off-street parking.

<b>Table 10-12-4: Commercial District Minimum Required Off-Street Parking</b>	
<b>Land Uses Category</b>	<b>Minimum Required Off-Street Parking</b>
<i>RESIDENTIAL</i>	1.5 / dwelling unit
<i>RETAIL TRADE</i>	1 / 300 square feet
<i>ACCOMMODATIONS AND FOOD SERVICES</i>	n/a
<i>Coffee shops</i>	1 / 200 square feet
<i>Convenience food marts</i>	1 / 200 square feet
<i>Dinner theaters</i>	0.25 / person at maximum capacity
<i>Fast food establishment</i>	1 / 100 square feet
<i>Hotels</i>	1 / guest room
<i>Restaurant - drive-through</i>	1 / 100 square feet

<i>Restaurants operating outside the hours of 7:00 A.M. to 1:00 A.M.</i>	1 / 100 square feet
<i>Restaurants, sit down, greater than 5,000 square feet</i>	1 / 100 square feet
<i>Restaurants, sit down, less than 5,000 square feet</i>	1 / 100 square feet
<i>Specialty food stores</i>	1 / 200 square feet
<i>FINANCIAL, INSURANCE AND REAL ESTATE</i>	1 / 300 square feet
<i>SERVICES</i>	1 / 300 square feet
<i>INDUSTRIAL</i>	1 / 1,000 square feet
<i>ENTERTAINMENT AND RECREATION</i>	1 / 300 square feet
<i>INSTITUTIONAL</i>	1 / 300 square feet

#### 10-12-5: OFF-STREET LOADING:

**A. General Loading Requirements.** On the same premises with every building erected and occupied for any nonresidential use involving the receipt or distribution of vehicles, materials, or merchandise, there shall be provided and maintained adequate space for standing, turning, loading, and unloading services in a manner that does not interfere with required parking, pedestrian walkways, and with the public use of streets and alleys. Each loading space shall be paved with concrete, asphalt, or paving bricks and shall not be used for storage or to satisfy the parking requirements of this zoning title.

#### **B. Location**

1. All required loading berths shall be located on the same zoning lot as the use served.
2. No loading berth for vehicles over two (2) tons' capacity shall be located closer than fifth (50) feet to any property in a Residential District unless completely enclosed by building walls.
3. No loading berth shall be located within twenty-five (25) feet of the nearest point of intersection of any two (2) streets.
4. All loading docks where the public access road to such docks a right-of-way width of less than eighty (80) feet has shall be located at least sixty-five (65) feet behind the property line.
5. No loading dock shall be located in any front yard or exterior side yard.

#### **C. Access**

1. Each loading berth shall be designed with appropriate means of vehicular access to a street or easement in a manner which will least interfere with traffic movements.
2. Each loading berth shall be provided with sufficient maneuvering space to accommodate the largest vehicle likely to serve the lot.

3. The loading berth access design shall allow vehicles to access and exit the loading space without having to make any backing movement on or onto the public street.



**10-12-1: PERMITTED USES GENERAL PROVISIONS:**

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- A. Purpose:** The purpose of this Chapter is to establish standards for the development and use of land in the Village's commercial districts.
- B. Applicability:** The standards of this Chapter shall apply to all new development and substantial redevelopment in the Village's commercial district.

~~In the C1 district, no building, parcel or premises shall be used except for the uses indicated on the land use chart in chapter 21 of this zoning title.~~

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**10-12-2: SPECIAL USES BULK AND DIMENSIONAL STANDARDS:**

Table 10-12-2 establishes the bulk and dimensional standards for the development or the use of a lot in a commercial zoning district.

~~In the C1 district, a special use permit may be granted by the zoning board of appeals in accordance with chapter 18 of this title. Such special uses are limited to those indicated as special uses on the land use chart in chapter 21 of this zoning title.~~

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Table 10-12-2: Bulk and Dimensional Standards				
Standard	C-1	C-2	C-3	ORIC
<i>Lot Standards (Minimum)</i>				
Lot Area (sqft)	3,275	3,275	3,275	10,000
Lot Area / DU (sqft)	1,000	1,000	1,000	1,000
Lot Width (ft)	25	25	25	25
<i>Yard Setbacks (Minimum)</i>				
Front (ft)	0	0	0	0 [3]
Exterior Side (ft)	0 [1]	0 [1]	0 [1]	0 [3]
Interior Side (ft)	0 [2]	0 [2]	0 [2]	0 [3]
Rear (ft)	20	20	20	0 [3]
<i>Building Standards (Maximum)</i>				
Building Height (ft)	65	50	65	65
Lot Coverage (%)	100	100	100	100
<i>Notes</i>				
[1] If the rear lot line of a corner lot abuts a rear lot line in the R1 or R2 district, the exterior side yard shall be at least equal to the depth of the yard of the adjoining R1 or R2 lot's building.				
[2] If the rear lot line abuts a lot or lots in the R1, R2, and/or R3 districts without an alley or other public way intervening, the rear yard setback shall 20 feet.				
[3] If the yard abuts a lot or lots in the R1, R2, R3, and/or R4 districts the setback shall conform to the regulations of the respective residential district.				

**10-12-3: MINIMUM LAND AREA ALLOWED USES:**

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No parcel or building shall be utilized for any use except for those indicated on the land use chart in Chapter 21 of this Zoning Title and after the applicable approval process.

In the C1 district, no less than two thousand eight hundred square feet of land area shall be provided for every residential unit.

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**10-12-4: ~~LOT AREA AND SIZE~~ OFF-STREET PARKING:**

Table 10-12-4 establishes the minimum requirements for off-street parking in the Village's commercial districts. The following rules apply when calculating the required minimum off-street parking requirement.

A. Fractions. When measurements of the number of required spaces result in a fractional number, the number shall be rounded up to the next higher whole number.

B. Area Measurements. Unless otherwise expressly stated, all area-based (square feet) parking standards must be computed on the basis of gross floor area.

C. Capacity-Based Standards. To compute parking requirements based on maximum capacity, the maximum fire-rated capacity of the facility as determined by the Fire Department shall be used.

D. Total Parking Spaces Per Use. Whenever a building is erected for more than one of the uses hereinbefore specified in this section, the parking spaces to be provided shall be the sum of the parking spaces required for each of such uses.

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E. Parking Space Locations. All parking spaces required herein shall be provided upon the same lot or parcel of ground as is occupied by a building, or on a lot or parcel contiguous thereto, or within three hundred feet from said building.

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F. Materials. All driveways and places where vehicles stand shall be paved with concrete, asphalt, or paving bricks.

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In addition, the off-street parking regulations shall be the same in all commercial districts, except that service retail establishments, located in an area bounded by Lathrop Avenue, Lake Street, Park Avenue, and a line one-half block south of and parallel to Lake Street, shall not be required to provide any off-street parking.

In the C1 district, no building shall be erected on any lot and no lot shall be altered to be less than twenty five foot wide (measured parallel to the street on which it fronts)

throughout its depth. Further, no lot shall contain less than three thousand two hundred seventy five square feet.

Land Uses Category	Minimum Required Off-Street Parking
<u>RESIDENTIAL</u>	<u>1.5 / dwelling unit</u>
<u>RETAIL TRADE</u>	<u>1 / 300 square feet</u>
<u>ACCOMMODATIONS AND FOOD SERVICES</u>	<u>n/a</u>
<u>Coffee shops</u>	<u>1 / 200 square feet</u>
<u>Convenience food marts</u>	<u>1 / 200 square feet</u>
<u>Dinner theaters</u>	<u>0.25 / person at maximum capacity</u>
<u>Fast food establishment</u>	<u>1 / 100 square feet</u>
<u>Hotels</u>	<u>1 / quest room</u>
<u>Restaurant - drive-through</u>	<u>1 / 100 square feet</u>
<u>Restaurants operating outside the hours of 7:00 A.M. to 1:00 A.M.</u>	<u>1 / 100 square feet</u>
<u>Restaurants, sit down, greater than 5,000 square feet</u>	<u>1 / 100 square feet</u>
<u>Restaurants, sit down, less than 5,000 square feet</u>	<u>1 / 100 square feet</u>
<u>Specialty food stores</u>	<u>1 / 200 square feet</u>
<u>FINANCIAL, INSURANCE AND REAL ESTATE SERVICES</u>	<u>1 / 300 square feet</u>
<u>INDUSTRIAL</u>	<u>1 / 1,000 square feet</u>
<u>ENTERTAINMENT AND RECREATION</u>	<u>1 / 300 square feet</u>
<u>INSTITUTIONAL</u>	<u>1 / 300 square feet</u>

**10-12-5: LOT COVERAGE AND FLOOR AREA RATIO/OFF-STREET LOADING:**

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**A. General Loading Requirements.** On the same premises with every building erected and occupied for any nonresidential use involving the receipt or distribution of vehicles, materials, or merchandise, there shall be provided and maintained adequate space for standing, turning, loading, and unloading services in a manner that does not interfere with required parking, pedestrian walkways, and with the public use of streets and alleys. Each loading space shall be paved with concrete, asphalt, or paving bricks and shall not be used for storage or to satisfy the parking requirements of this zoning title.

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**B. Location**

1. All required loading berths shall be located on the same zoning lot as the use served.
2. No loading berth for vehicles over two (2) tons' capacity shall be located closer than fifth (50) feet to any property in a Residential District unless completely enclosed by building walls.

3. No loading berth shall be located within twenty-five (25) feet of the nearest point of intersection of any two (2) streets.
4. All loading docks where the public access road to such docks a right-of-way width of less than eighty (80) feet has shall be located at least sixty-five (65) feet behind the property line.
5. No loading dock shall be located in any front yard or exterior side yard.

#### C. Access

1. Each loading berth shall be designed with appropriate means of vehicular access to a street or easement in a manner which will least interfere with traffic movements.
2. Each loading berth shall be provided with sufficient maneuvering space to accommodate the largest vehicle likely to serve the lot.
3. The loading berth access design shall allow vehicles to access and exit the loading space without having to make any backing movement on or onto the public street.

~~In the C1 district, any building and its accessory building erected or altered after the effective date hereof may occupy one hundred percent of the lot on which it is built. The maximum floor area ratio shall not exceed 2.75.~~

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#### ~~10-12-6: HEIGHT REGULATIONS:~~

~~In the C1 district, no building shall be erected or structurally altered to exceed fifty foot.~~

#### ~~10-12-7: SETBACK REGULATIONS:~~

~~In the C1 district, buildings shall be set back from every lot line to provide an open yard in accordance with the following regulations. Every yard shall be unobstructed from ground level to sky except as allowed in subsection 10-20-2A of this zoning title:~~

~~—A.— Front Yard: If the rear lot line of a corner lot abuts a rear lot line in the R1 or R2 district, the yard along the common secondary street shall be at least equal to the depth of the yard of the adjoining R1 or R2 lot's building.~~

~~—B.— Rear Yard: Where the rear of a lot in the C1 district abuts a lot or lots in the R1, R2 and R3 district without an alley or other public way intervening, no structure shall be erected on the rear twenty feet of such C1 district lot.~~

~~—C.— Side Yard: Where a lot adjoins the side of a lot in an R1, R2, R3 or R4 district, there shall be a side yard of not less than five feet. In all other cases, a side yard for a business building shall not be required.~~



#### ~~10-12-8: OFF STREET PARKING:~~

~~In the C1 district, no building shall be erected or structurally altered unless the following off street parking is provided:~~

- ~~—A.— Off street parking regulations of the R1, R2, R3 and R4 districts shall apply to the respective uses in the C1 district.~~
- ~~—B.— One parking space for each two employees of any business occupying said building in addition to the parking spaces required hereinafter.~~
- ~~—C.— Restaurant or undertaking establishments, one parking space for each one hundred square feet of public floor area.~~
- ~~—D.— Food market with floor area of one thousand square feet or more, one parking space for each three hundred square feet of public floor area.~~
- ~~—E.— Retail store, shop, office or service establishment, other than those herein specified, one parking space for each four hundred square feet of public floor area.~~
- ~~—F.— Motor fuel service station, two parking spaces for each service bay. No more than eight vehicles per service bay may be stored on the property at any one time.~~
- ~~—G.— Any business or commercial uses not specified above:
 
  - ~~—1.— Where no vehicles are used in connection with said business, one parking space for each four hundred square feet of floor area.~~
  - ~~—2.— Where vehicles are used in connection with said business, the parking spaces specified in subsection G1 of this section, and in addition, one parking space for each vehicle used by the establishment engaged in said business.~~~~
- ~~—H.— Whenever a building is erected for more than one of the uses hereinbefore specified in this section, the parking spaces to be provided shall be the sum of the parking spaces required for each of such uses.~~
- ~~—I.— All parking spaces required herein shall be provided upon the same lot or parcel of ground as is occupied by a building, or on a lot or parcel contiguous thereto, or within three hundred feet from said building.~~
- ~~—J.— All driveways and places where vehicles stand shall be paved with concrete, asphalt or paving bricks.~~

#### ~~10-12-9: OFF STREET LOADING:~~

~~In the C1 district, no building shall be erected or structurally altered unless off street loading facilities are provided as follows:~~

- ~~A.— For business or commercial uses from ten thousand square feet to one hundred thousand square feet, one loading space shall be provided and one additional loading~~

~~space for each one hundred thousand square feet exceeding one hundred thousand square feet or portion thereof.~~

~~—B.— For retail uses from five thousand square feet to fifty thousand square feet, one loading space shall be provided and one additional loading space shall be provided for each twenty five thousand square feet or portion thereof.~~

~~—C.— Each loading space shall be at least ten feet wide by twenty five feet long and shall have a vertical clearance of fourteen feet.~~

~~—D.— Each loading space shall be paved with concrete, asphalt or paving bricks and shall not be used for storage or to satisfy the parking requirements of this zoning title.~~



Exhibit B:**CHICAGO**

188 W Randolph Street Suite 200  
Chicago, IL 60601  
312-372-1008

**LOS ANGELES**

360 E 2nd Street Suite 800  
Los Angeles, CA 90012  
213-259-1008

**HELENA**

317 Cruise Ave Suite 202  
Helena, MT 59601  
406-431-1588

**SEATTLE**

999 3rd Ave Suite 700  
Seattle, WA 98104  
206-828-1008

To: Matt Walsh - Village Administrator  
Village of River Forest

From: John Houseal, FAICP - Partner | Cofounder  
Houseal Lavigne

Date: April 5th, 2024

**Re: River Forest Commercial Districts - Shadow Study**

## Purpose of the Shadow Study

This shadow study presents a visual analysis of the existing and proposed building heights for River Forest's commercial zoning districts. Visual shadow analysis was done for sites along Madison Street, North Avenue, and Lake Street. In addition to examining the building envelopes of the various commercial districts, some illustrative example developments were prepared for analysis along Madison Street. Also examined was the shadow for a building envelope that included a step back of 20 feet from the rear for any part of the building above 30 feet in height.

The study provides a detailed and accurate 3D representation of building envelopes at 30 feet and 50 feet along Madison Street, as well as scenarios for 50 feet and 65 feet along North Avenue and Lake Street. Illustrative development concepts along the Madison Street corridor are also provided to help visualize realistic development of the sites. These models simulate shadows across four seasons and three different times a day. The 3D visualizations are intended to serve as a visual aid to better understand the potential shadows cast by development.

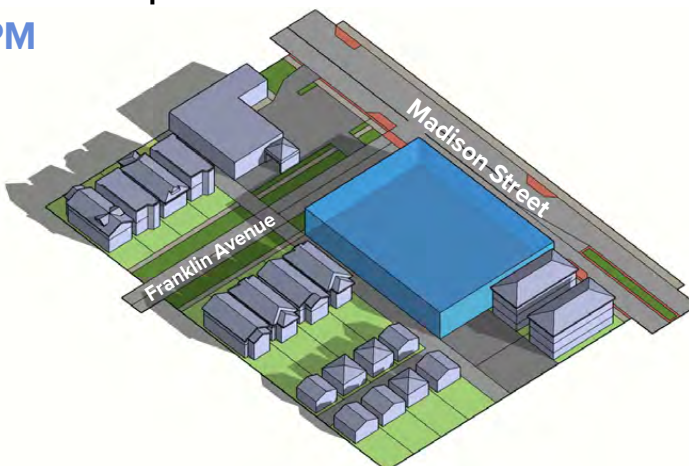
# Shadow Study - Building Envelope

## Site 1 -- Madison Street -- Plan View

River Forest, IL



Perspective -- Spring 4 PM  
30 Feet



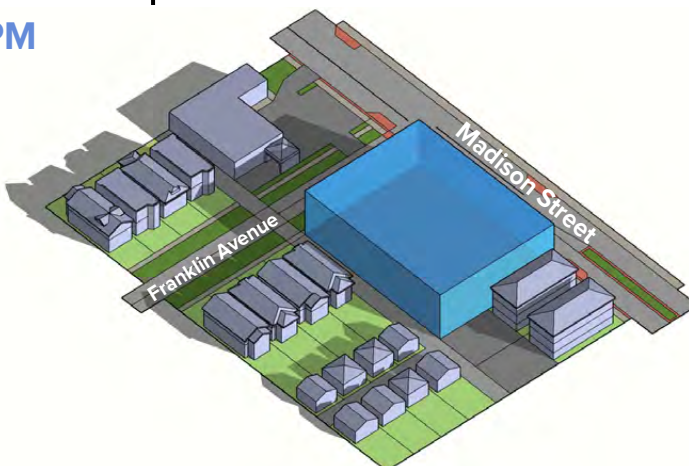
# Shadow Study - Building Envelope

## Site 1 -- Madison Street -- Plan View

River Forest, IL



Perspective -- Spring 4 PM  
50 Feet



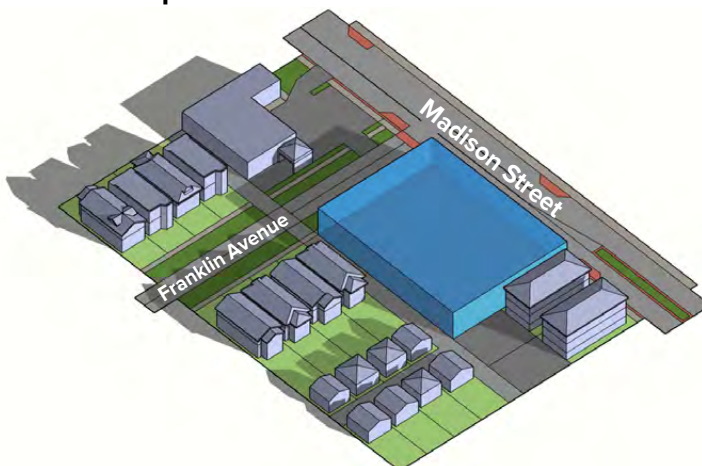
# Shadow Study - Building Envelope

## Site 1 -- Madison Street -- Plan View

River Forest, IL



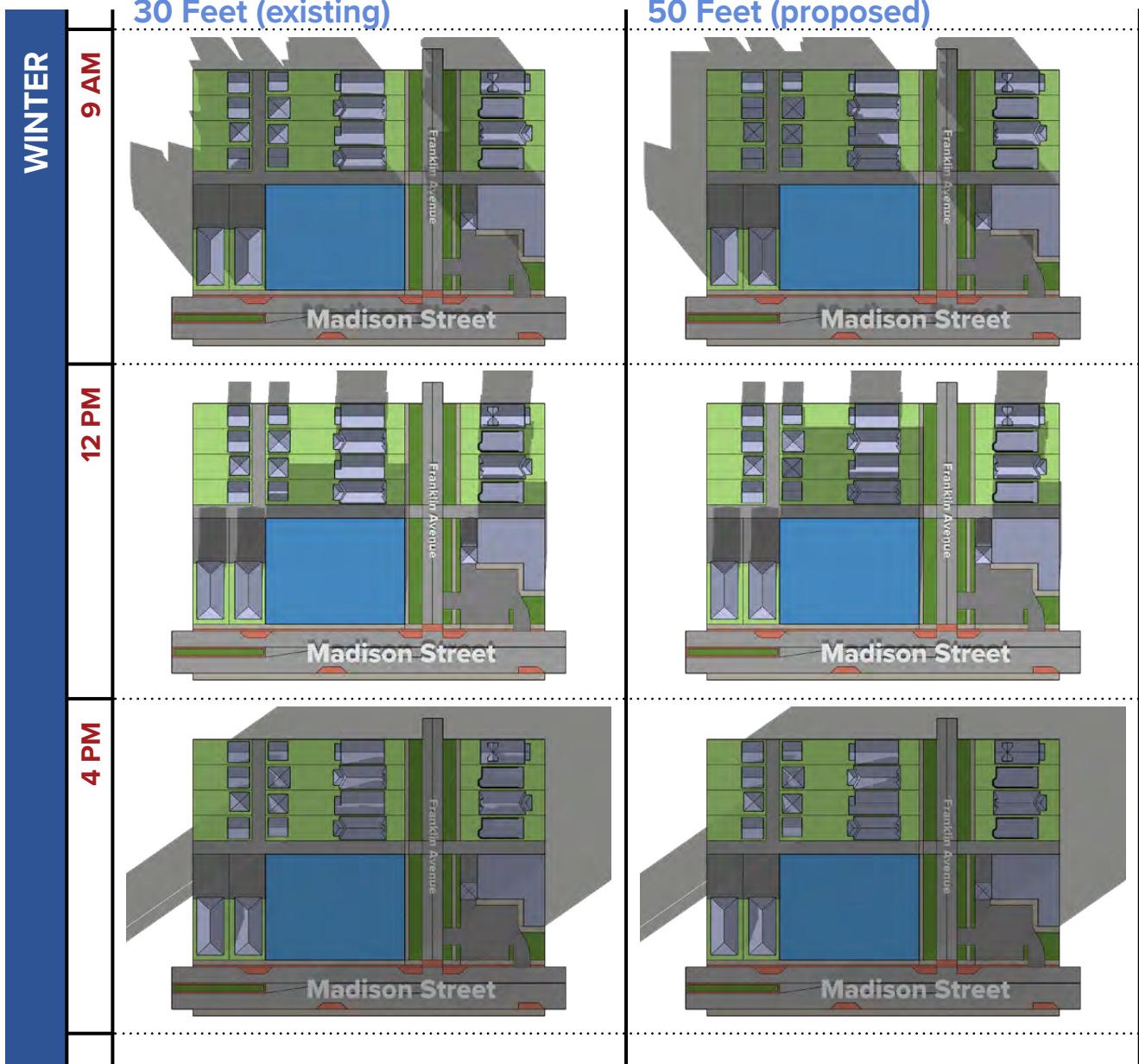
Perspective -- Fall 4 PM  
30 Feet



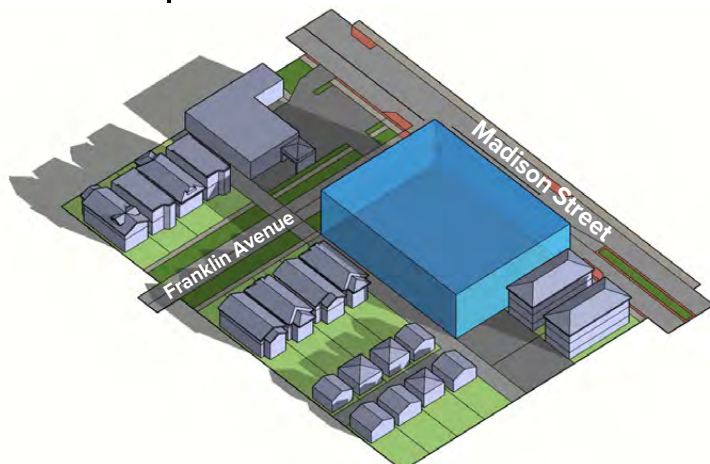
# Shadow Study - Building Envelope

## Site 1 -- Madison Street -- Plan View

River Forest, IL



Perspective -- Fall 4 PM  
50 Feet

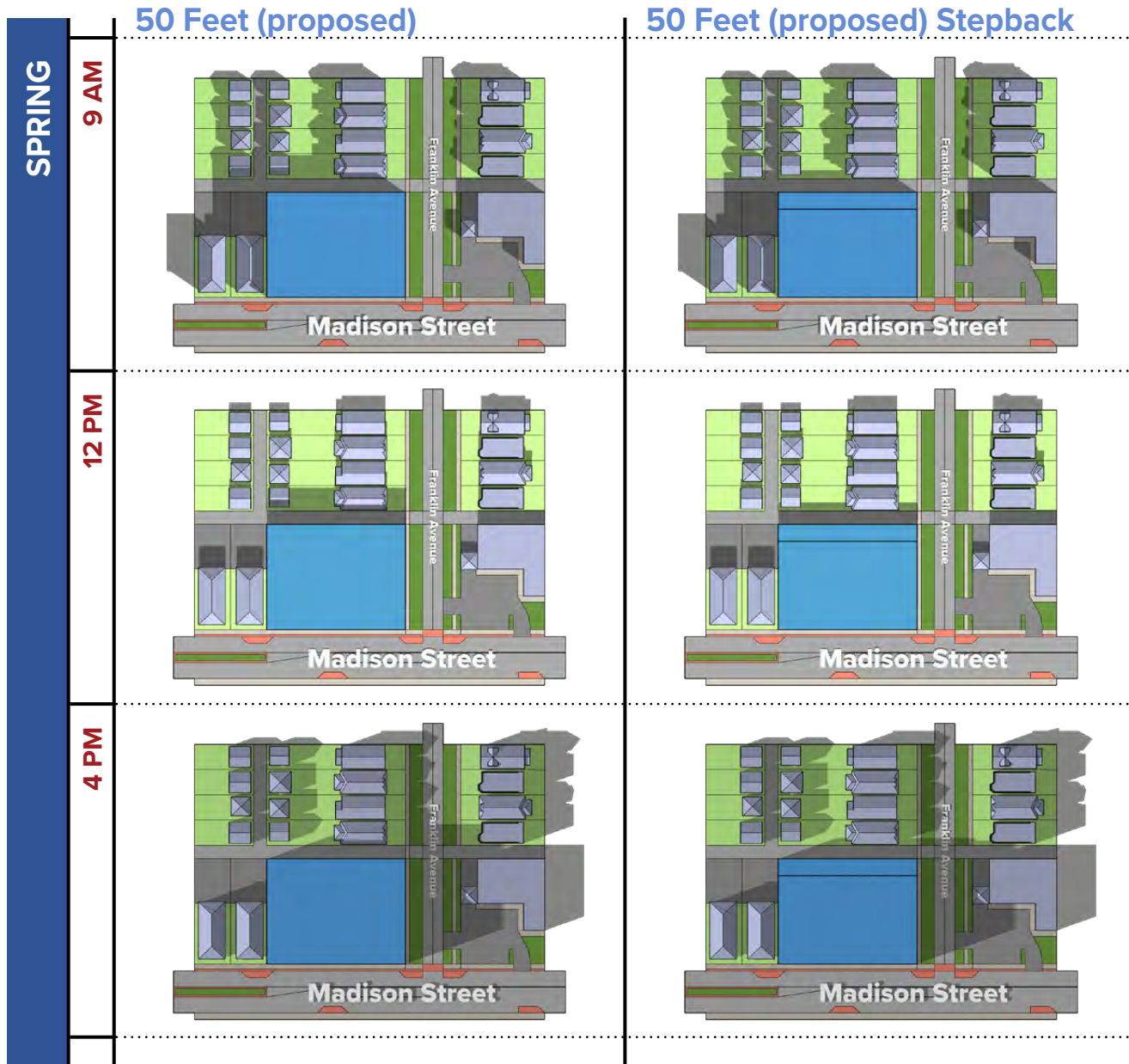




# Shadow Study - Building Envelope

## Site 1 -- Madison Street -- Plan View

River Forest, IL



### Perspective -- Spring 4 PM 50 Feet

**Note:** The building envelope steps back 20 feet at the rear, for any portion of the building above 30 feet.



# Shadow Study - Building Envelope

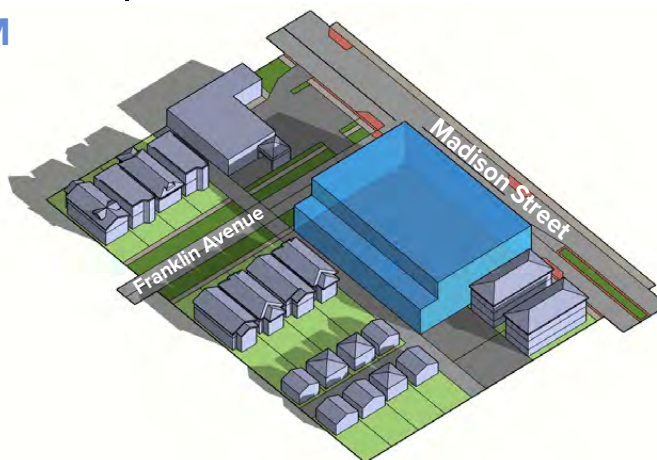
## Site 1 -- Madison Street -- Plan View

River Forest, IL



### Perspective -- Spring 4 PM 50 Feet with Stepback

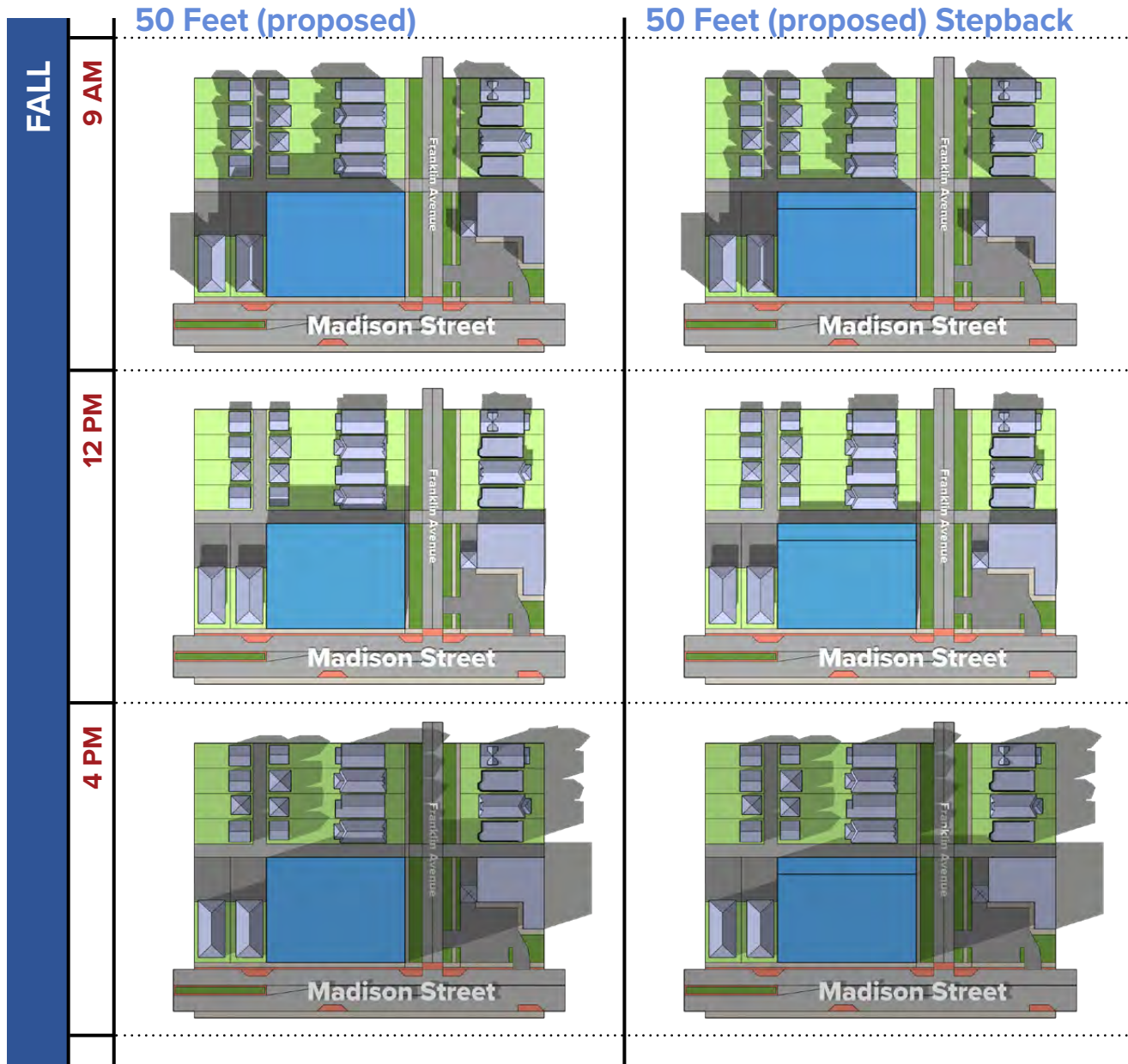
**Note:** The building envelope steps back 20 feet at the rear, for any portion of the building above 30 feet.



# Shadow Study - Building Envelope

## Site 1 -- Madison Street -- Plan View

River Forest, IL



### Perspective -- Fall 4 PM 50 Feet

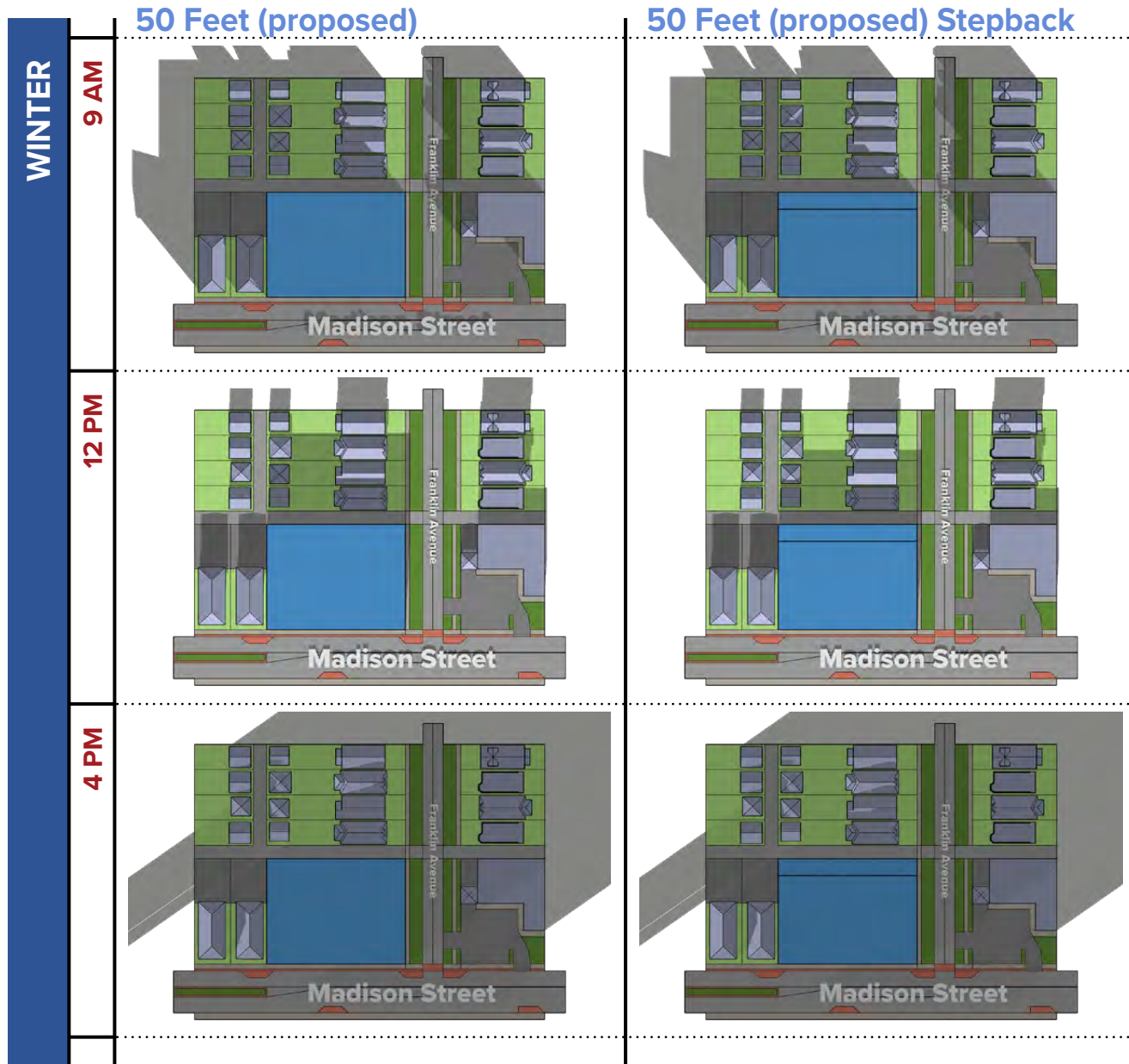
**Note:** The building envelope steps back 20 feet at the rear, for any portion of the building above 30 feet.



# Shadow Study - Building Envelope

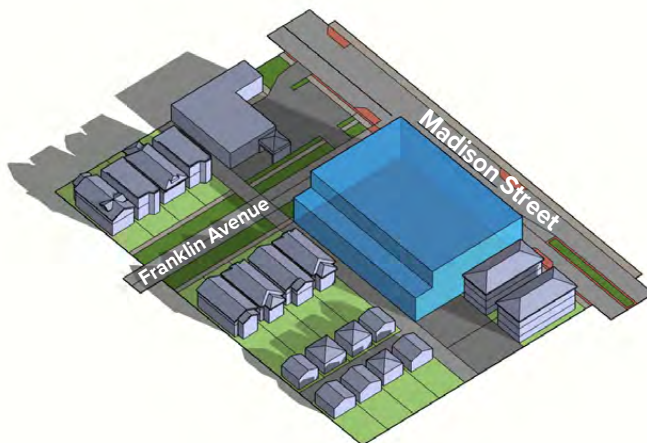
## Site 1 -- Madison Street -- Plan View

River Forest, IL



### Perspective -- Fall 4 PM 50 Feet with Stepback

**Note:** The building envelope steps back 20 feet at the rear, for any portion of the building above 30 feet.



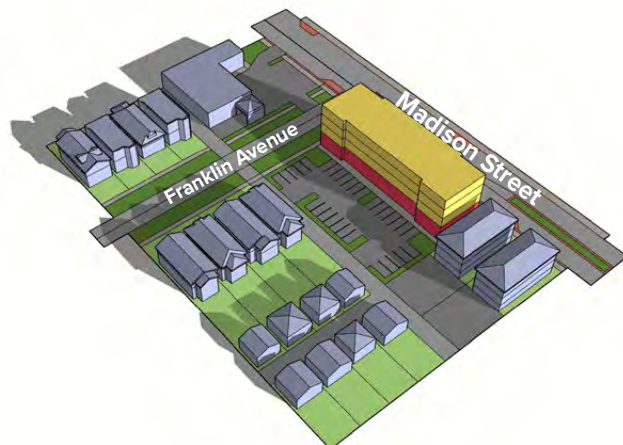
# Shadow Study - Example Development

## Site 1 -- Madison Street -- Plan View

River Forest, IL



Perspective -- Fall 4 PM  
50 Feet



# Shadow Study - Example Development

## Site 1 -- Madison Street -- Plan View

River Forest, IL



Perspective -- Fall 4 PM  
50 Feet



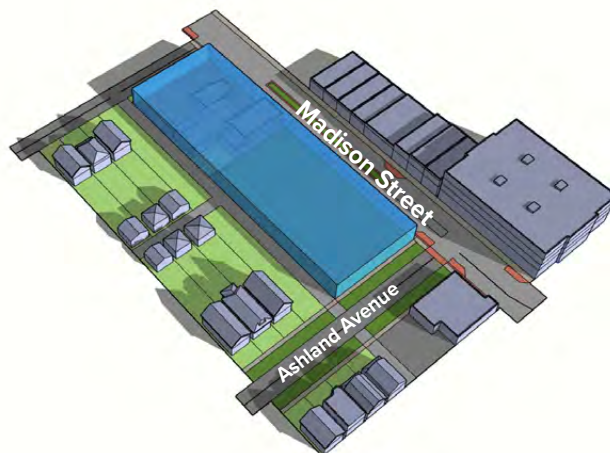
# Shadow Study - Building Envelope

## Site 2 -- Madison Street -- Plan View

River Forest, IL



Perspective -- Spring 4 PM  
30 Feet



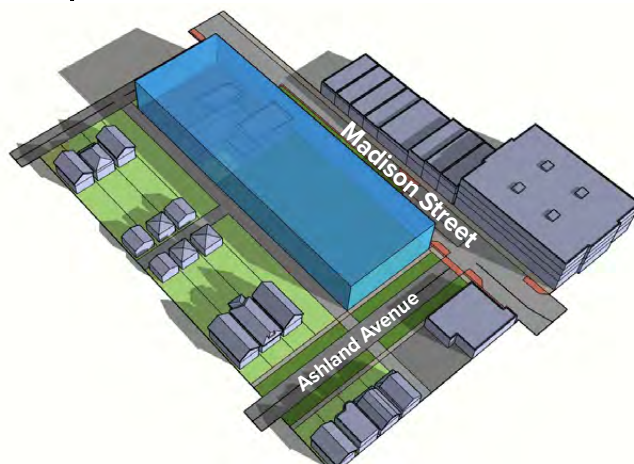
# Shadow Study - Building Envelope

## Site 2 -- Madison Street -- Plan View

River Forest, IL



Perspective -- Spring 4 PM  
50 Feet





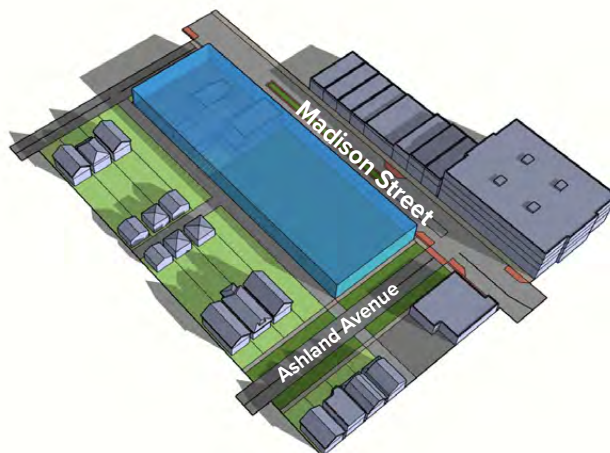
# Shadow Study - Building Envelope

## Site 2 -- Madison Street -- Plan View

River Forest, IL



Perspective -- Spring 4 PM  
30 Feet



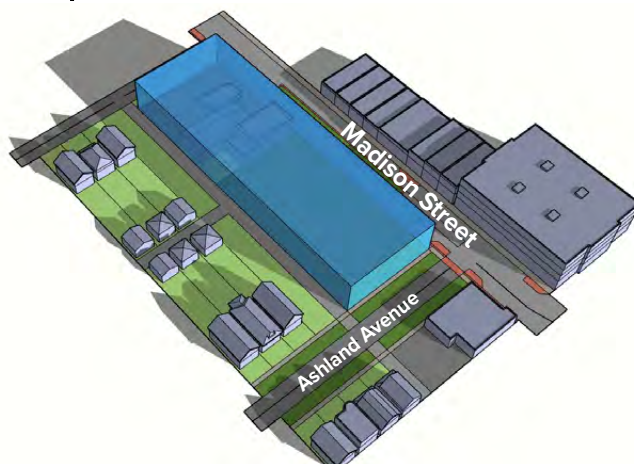
# Shadow Study - Building Envelope

## Site 2 -- Madison Street -- Plan View

River Forest, IL



Perspective -- Spring 4 PM  
50 Feet



# Shadow Study - Building Envelope

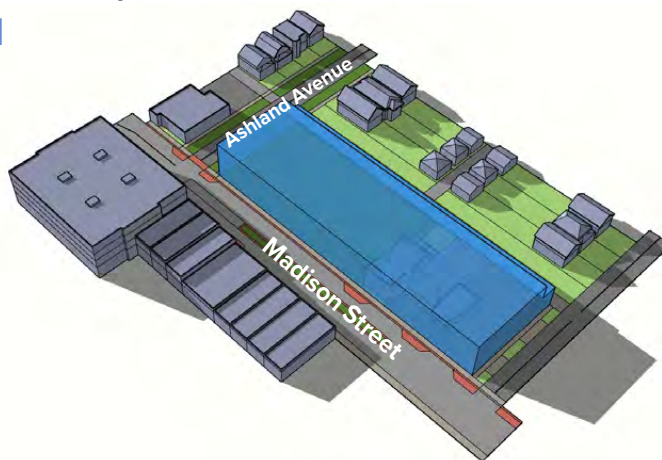
## Site 2 -- Madison Street -- Plan View

River Forest, IL



### Perspective -- Spring 4 PM 50 Feet with Stepback

**Note:** The building envelope steps back 20 feet at the rear, for any portion of the building above 30 feet.



# Shadow Study - Building Envelope

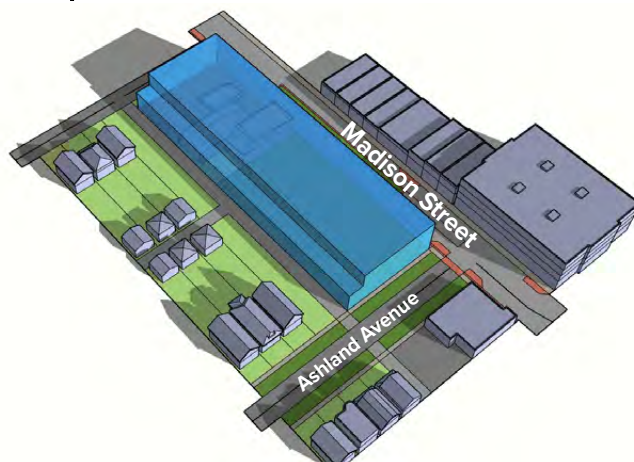
## Site 2 -- Madison Street -- Plan View

River Forest, IL



### Perspective -- Spring 4 PM 50 Feet with Stepback

**Note:** The building envelope steps back 20 feet at the rear, for any portion of the building above 30 feet.



# Shadow Study - Building Envelope

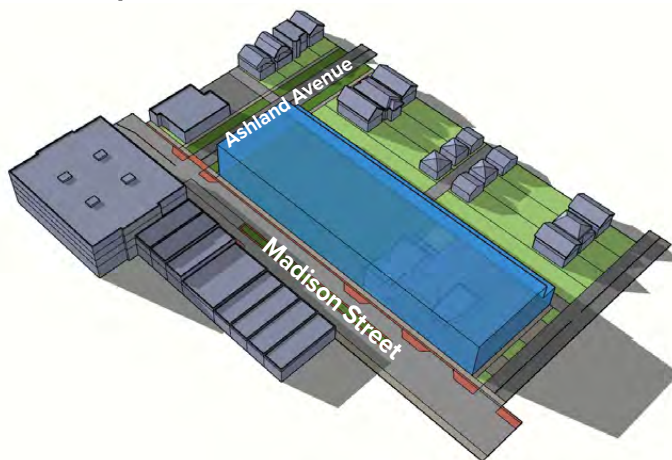
## Site 2 -- Madison Street -- Plan View

River Forest, IL



### Perspective -- Fall 4 PM 50 Feet with Stepback

**Note:** The building envelope steps back 20 feet at the rear, for any portion of the building above 30 feet.



# Shadow Study - Building Envelope

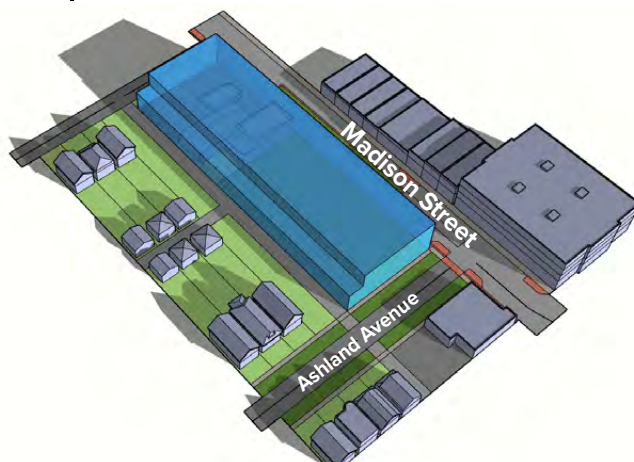
## Site 2 -- Madison Street -- Plan View

River Forest, IL



### Perspective -- Fall 4 PM 50 Feet with Stepback

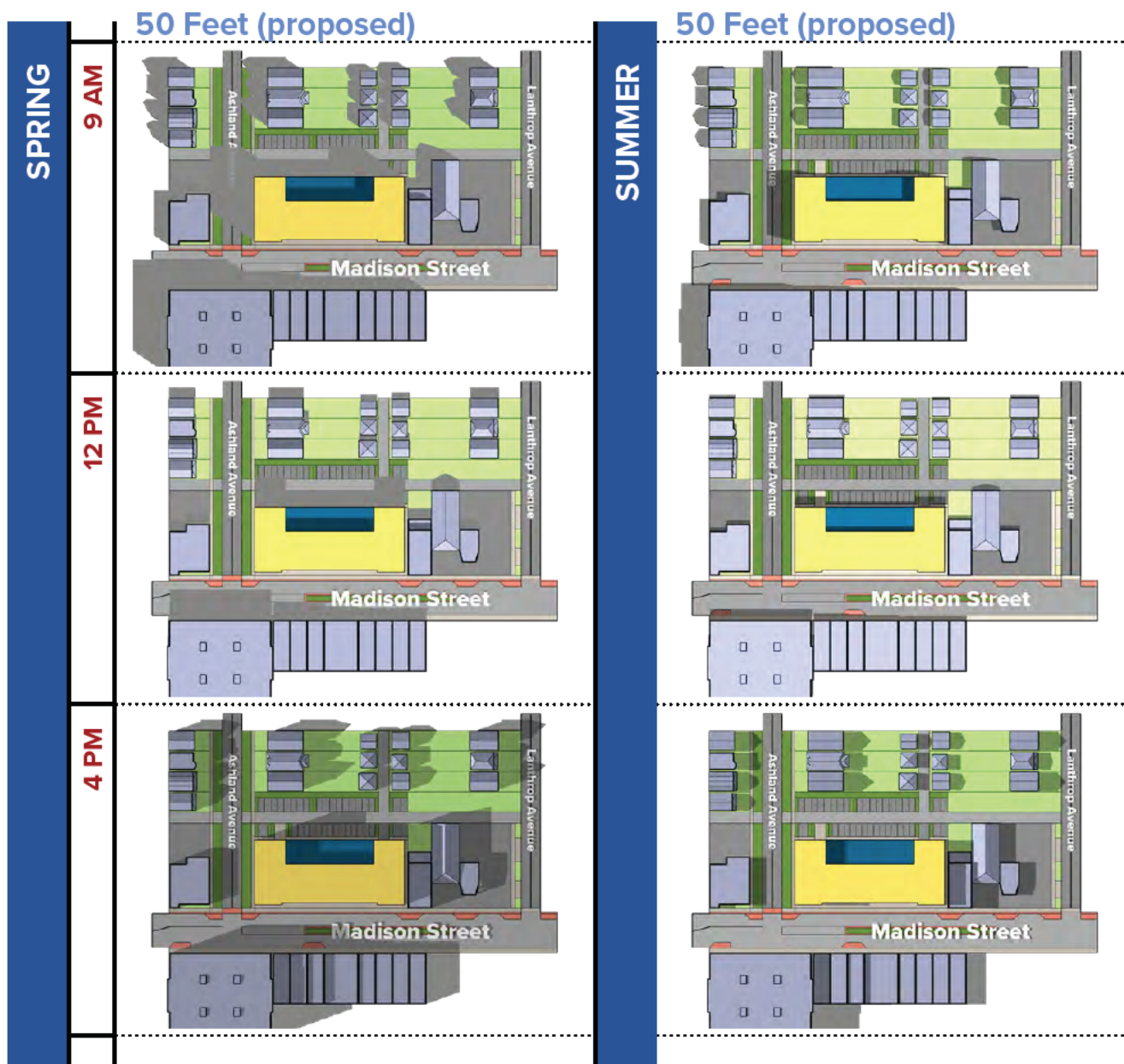
**Note:** The building envelope steps back 20 feet at the rear, for any portion of the building above 30 feet.



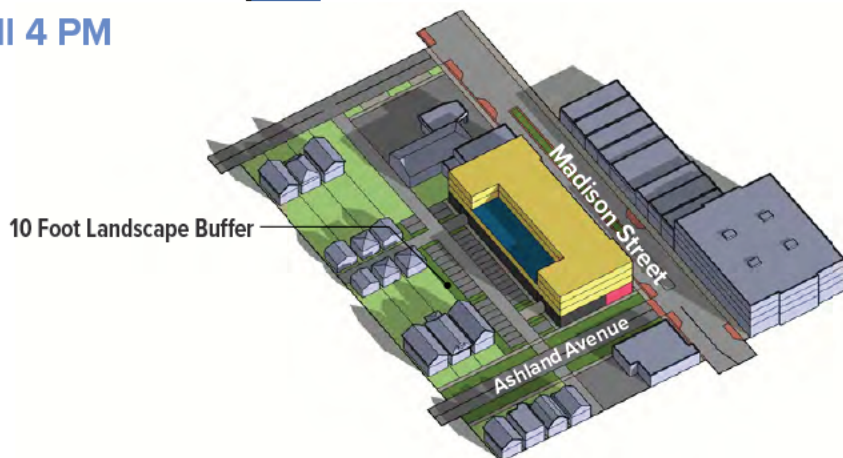
# Shadow Study - Example Development

## Site 2 -- Madison Street -- Plan View

River Forest, IL



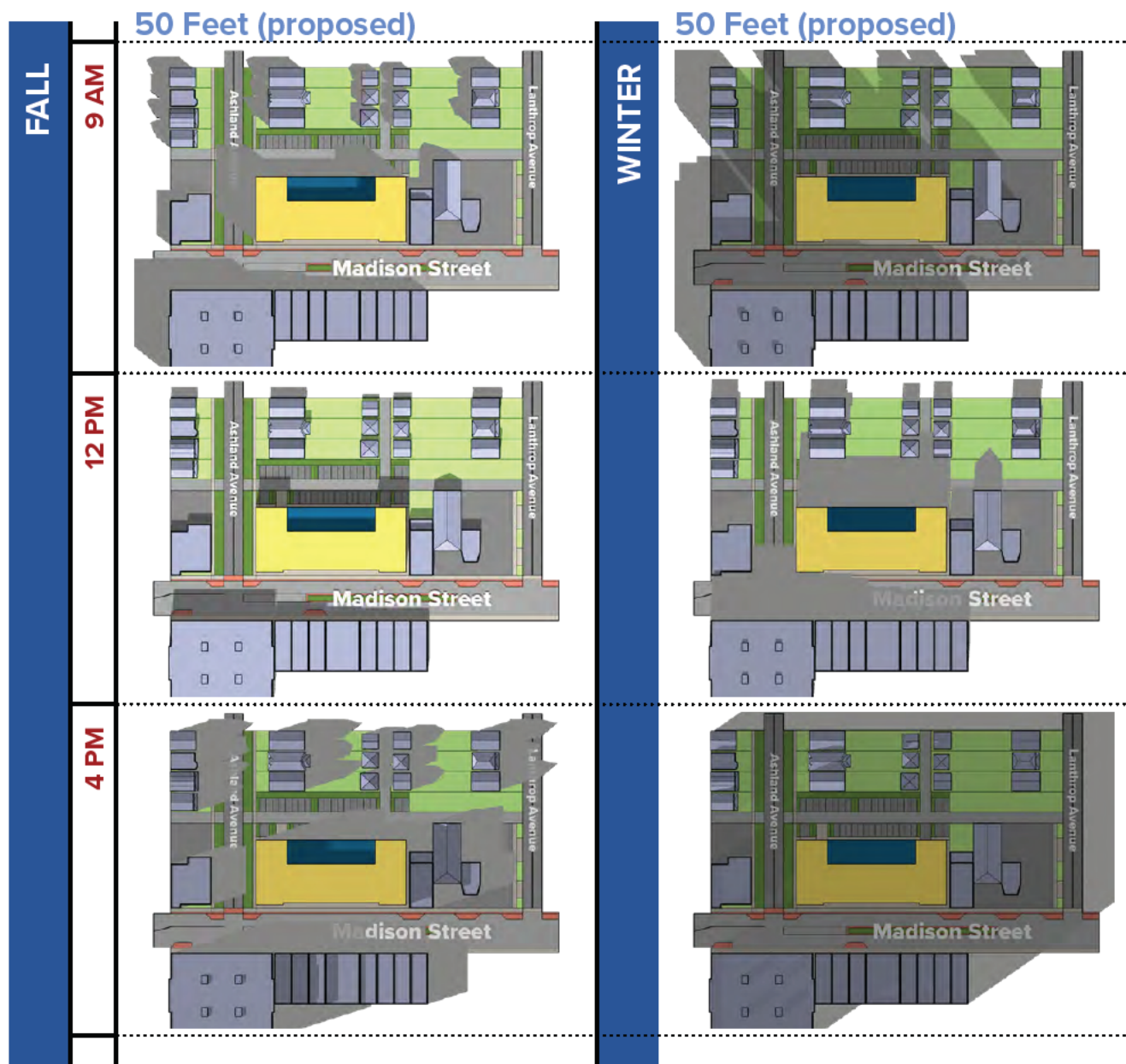
Perspective -- Fall 4 PM  
50 Feet



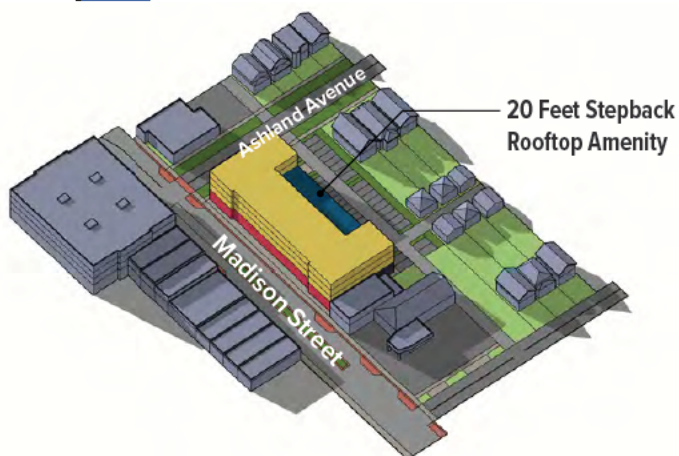
# Shadow Study - Example Development

## Site 2 -- Madison Street -- Plan View

River Forest, IL



Perspective -- Fall 4 PM  
50 Feet

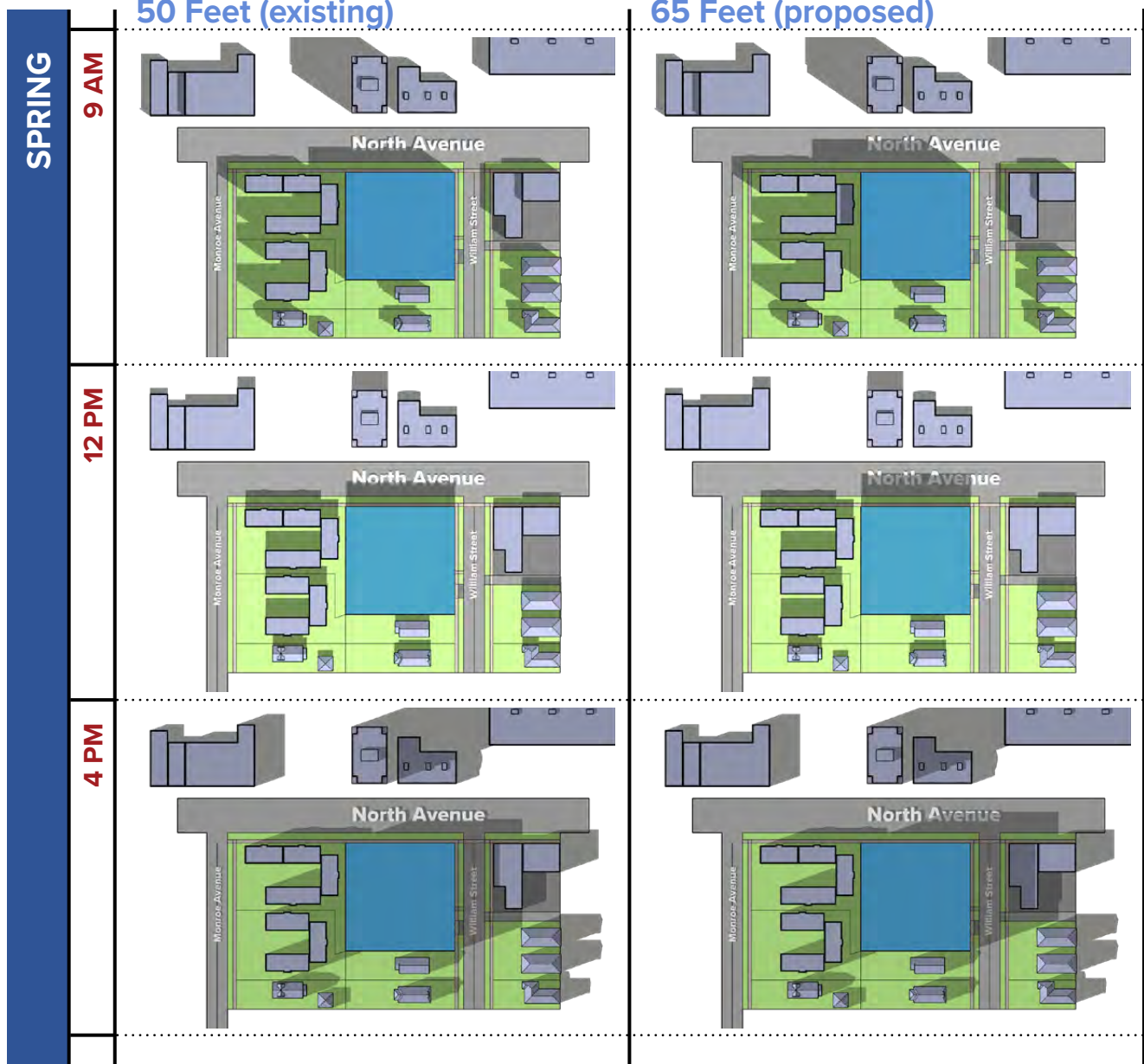




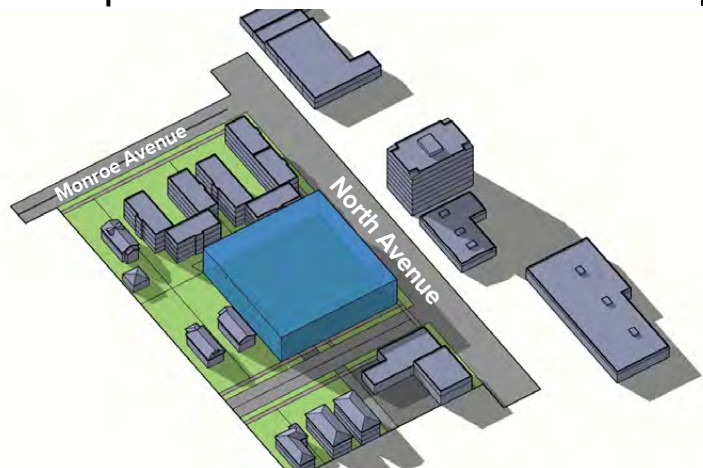
# Shadow Study - Building Envelope

## Site 3 -- North Avenue -- Plan View

River Forest, IL



Perspective -- Spring 4 PM  
50 Feet



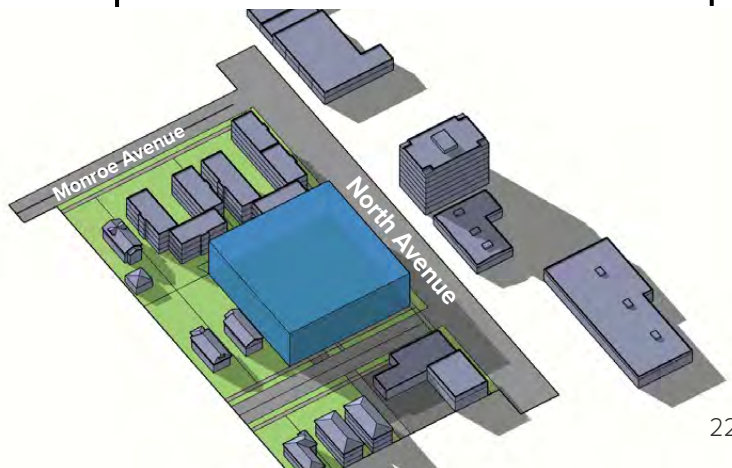
# Shadow Study - Building Envelope

## Site 3 -- North Avenue -- Plan View

River Forest, IL



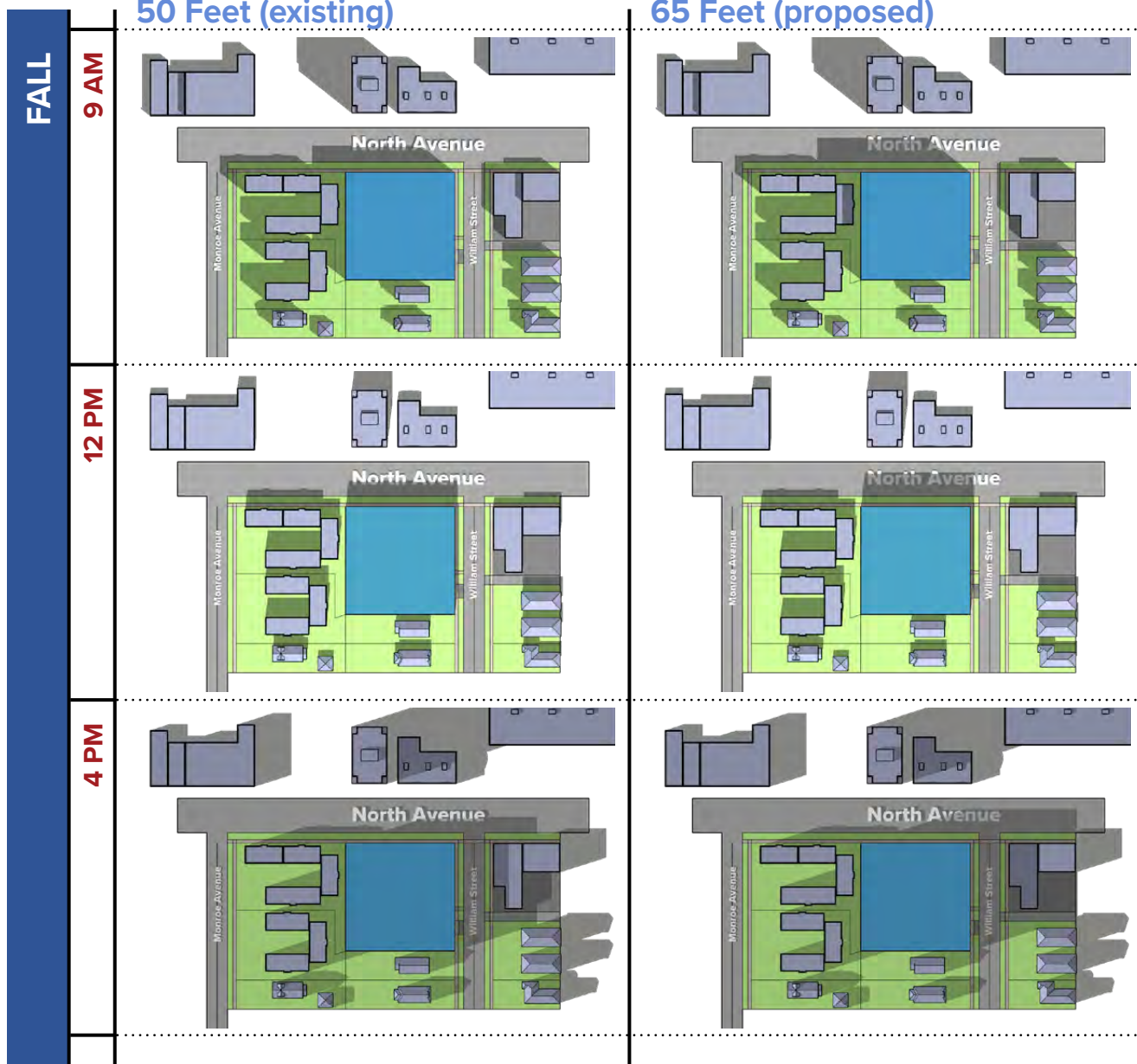
Perspective -- Spring 4 PM  
65 Feet



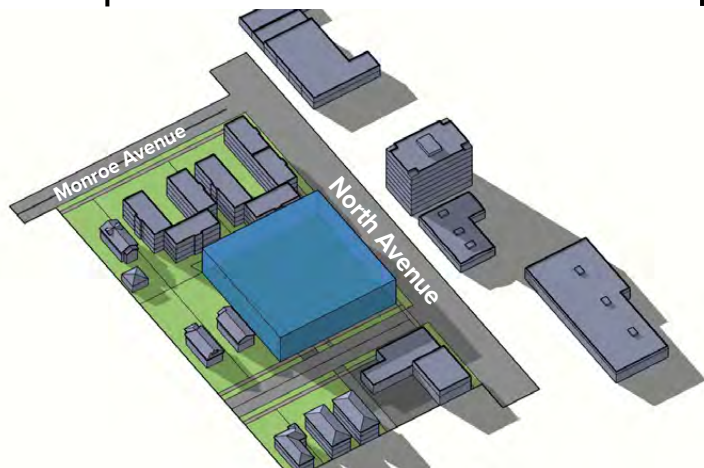
# Shadow Study - Building Envelope

## Site 3 -- North Avenue -- Plan View

River Forest, IL



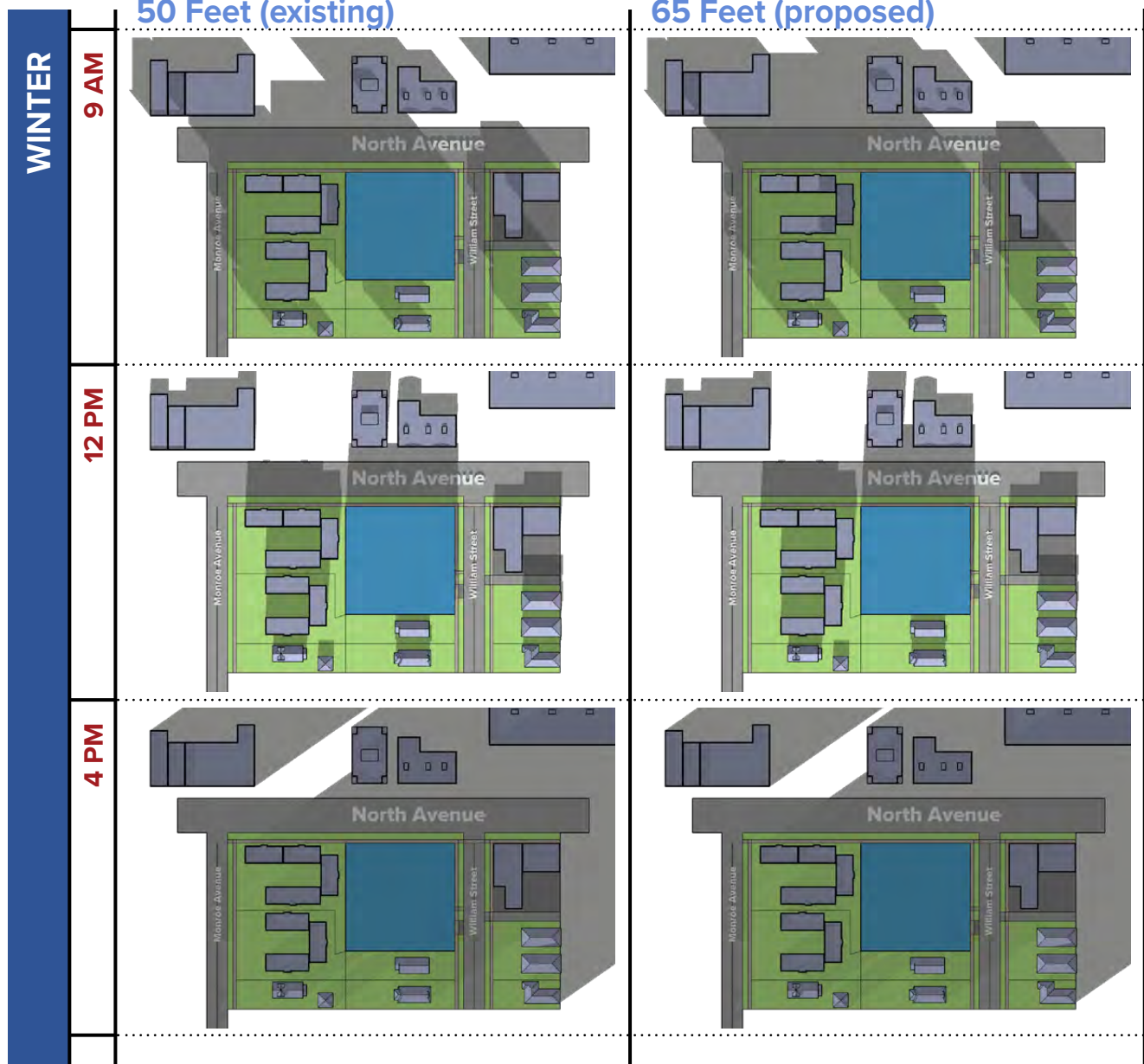
Perspective -- Fall 4 PM  
50 Feet



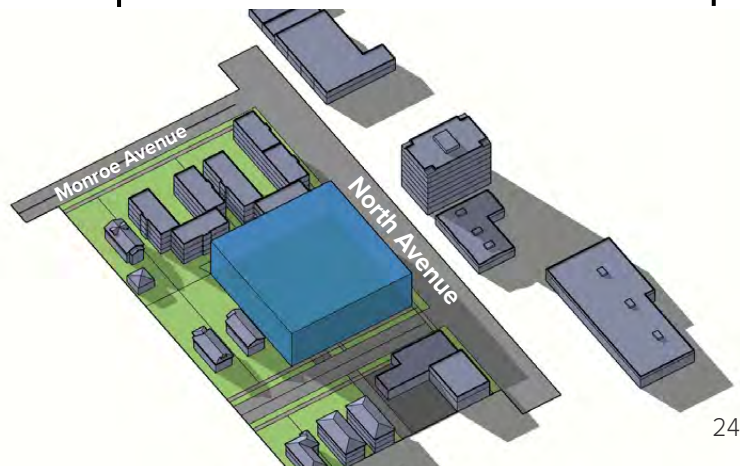
# Shadow Study - Building Envelope

## Site 3 -- North Avenue -- Plan View

River Forest, IL



Perspective -- Fall 4 PM  
65 Feet



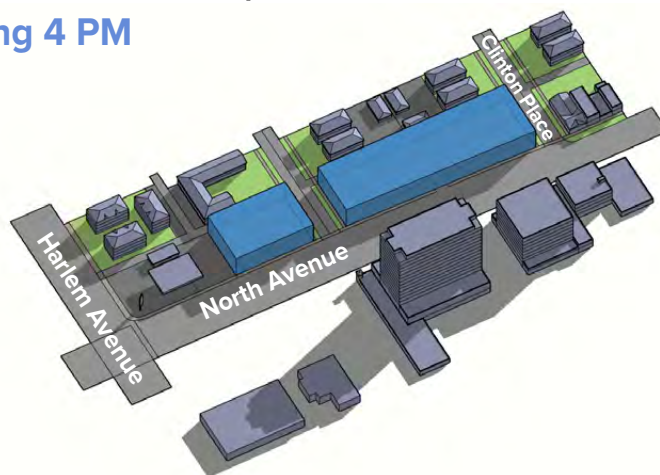
# Shadow Study - Building Envelope

## Site 4 -- North Avenue -- Plan View

River Forest, IL



Perspective -- Spring 4 PM  
50 Feet



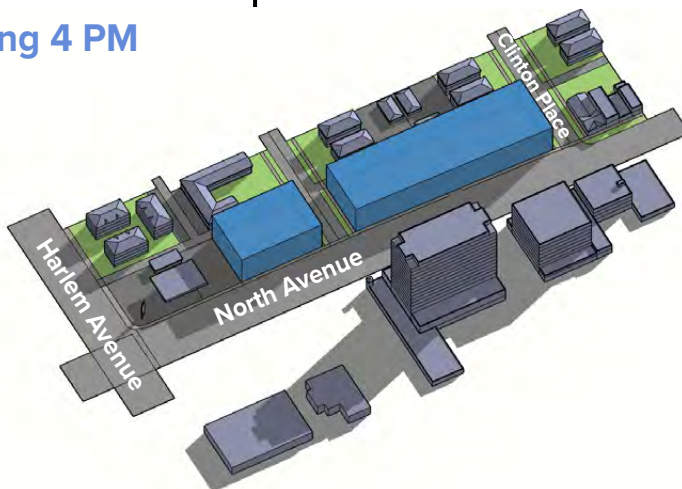
# Shadow Study - Building Envelope

## Site 4 -- North Avenue -- Plan View

River Forest, IL



Perspective -- Spring 4 PM  
65 Feet



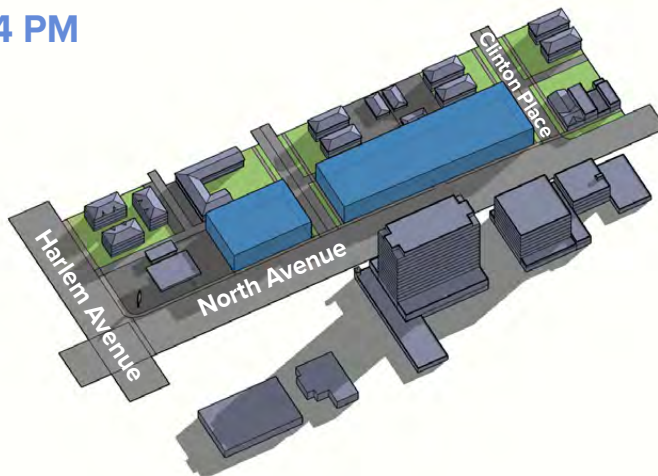
# Shadow Study - Building Envelope

## Site 4 -- North Avenue -- Plan View

River Forest, IL



Perspective -- Fall 4 PM  
50 Feet



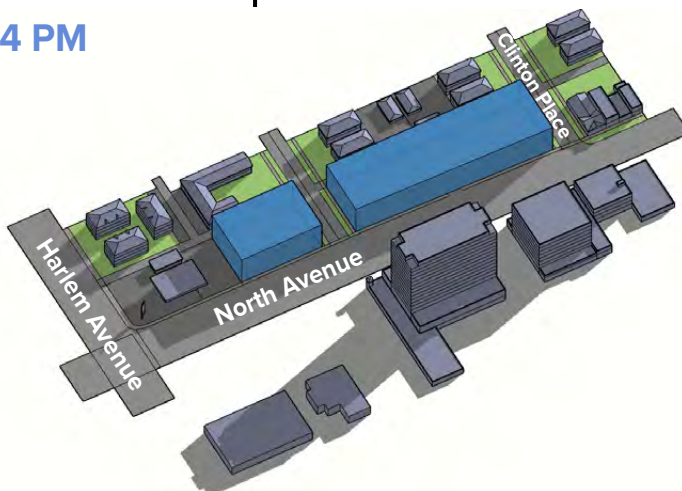
# Shadow Study - Building Envelope

## Site 4 -- North Avenue -- Plan View

River Forest, IL



Perspective -- Fall 4 PM  
65 Feet

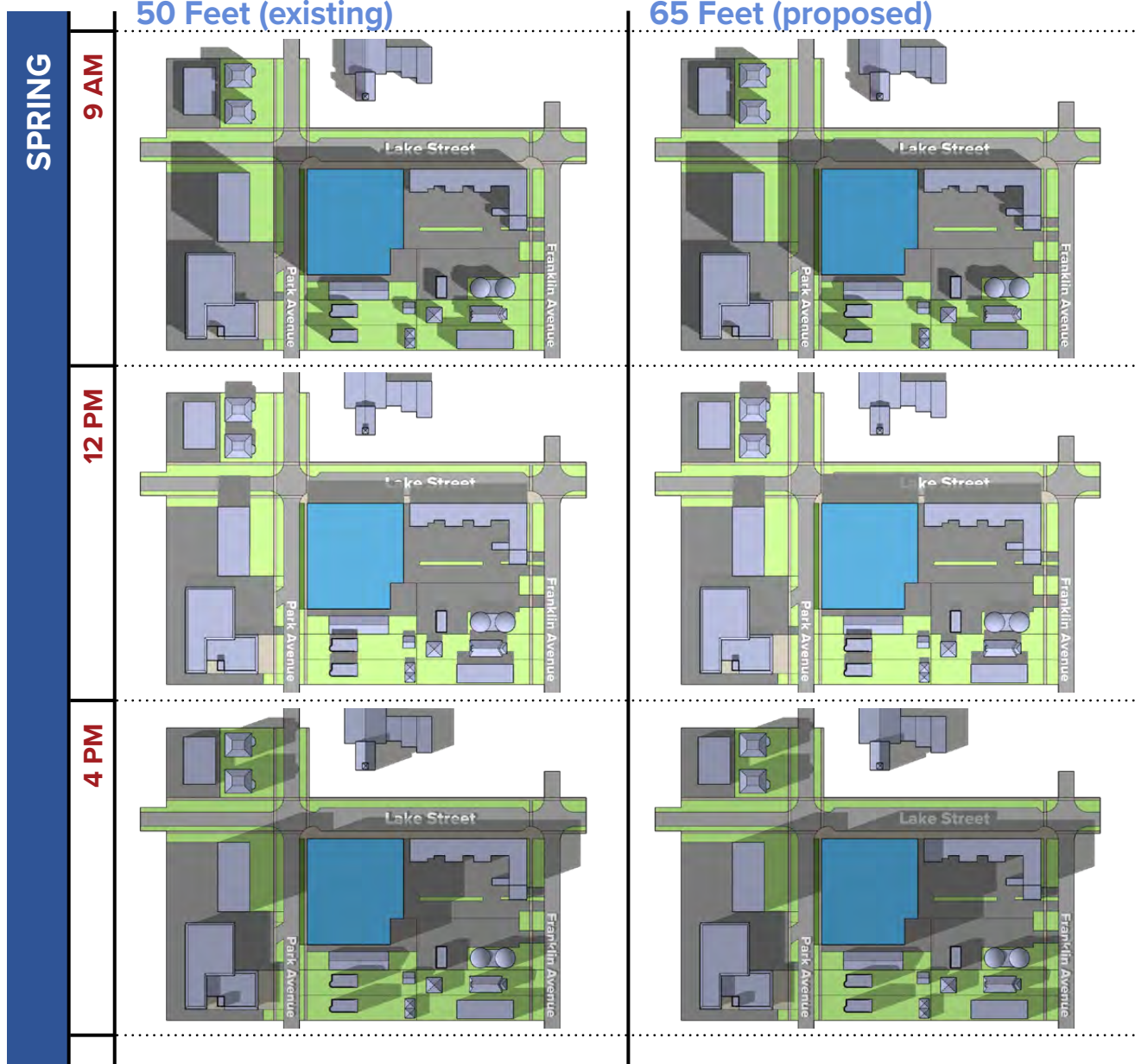




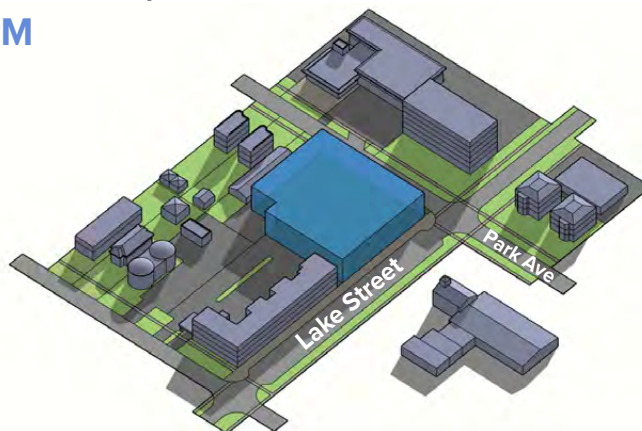
# Shadow Study - Building Envelope

## Site 5 -- Lake Street and Park Avenue -- Plan View

River Forest, IL



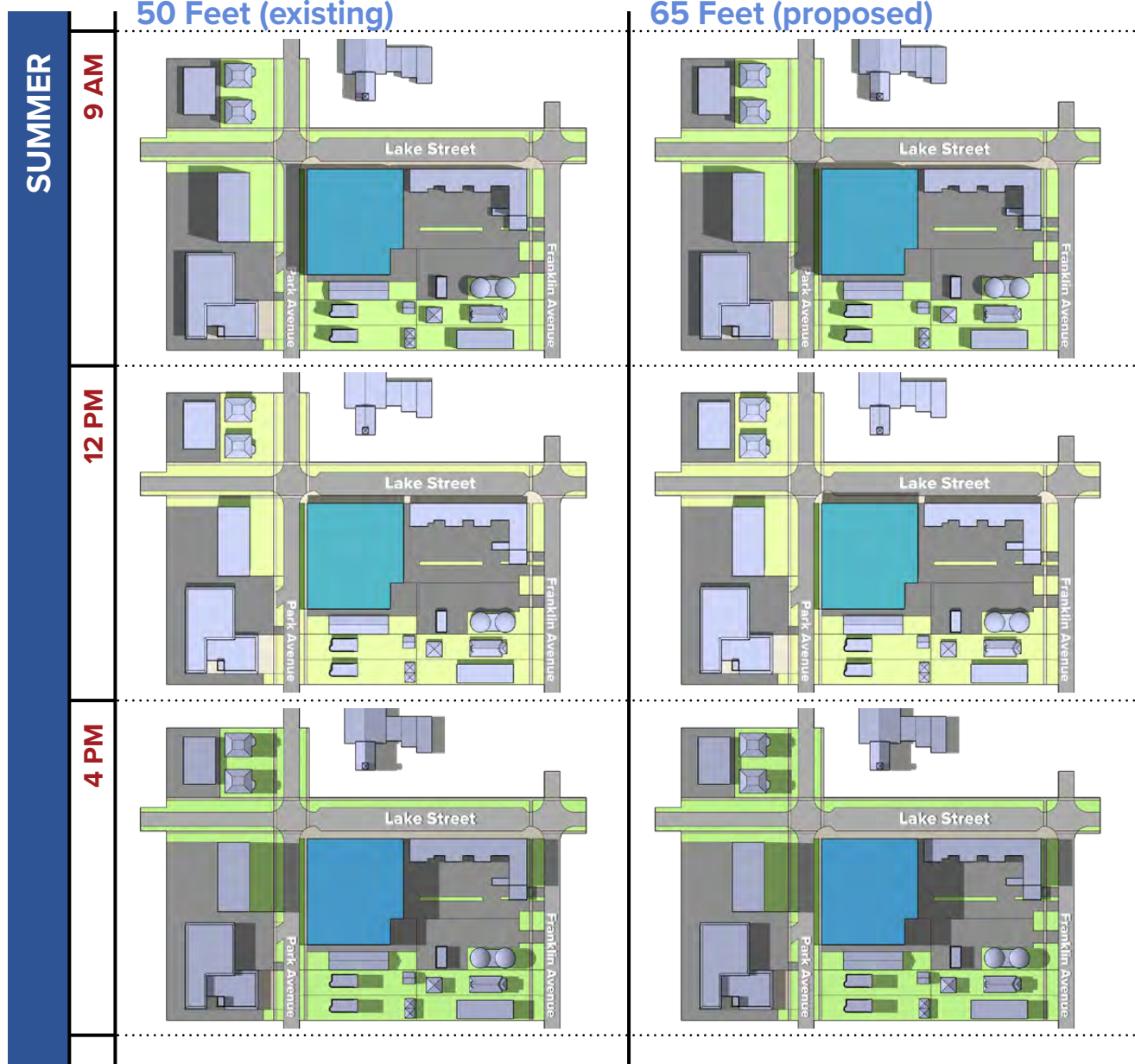
Perspective -- Spring 4 PM  
50 Feet



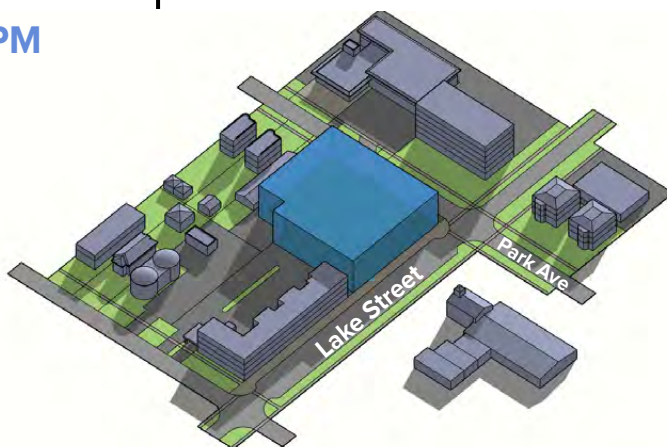
# Shadow Study - Building Envelope

## Site 5 -- Lake Street and Park Avenue -- Plan View

River Forest, IL



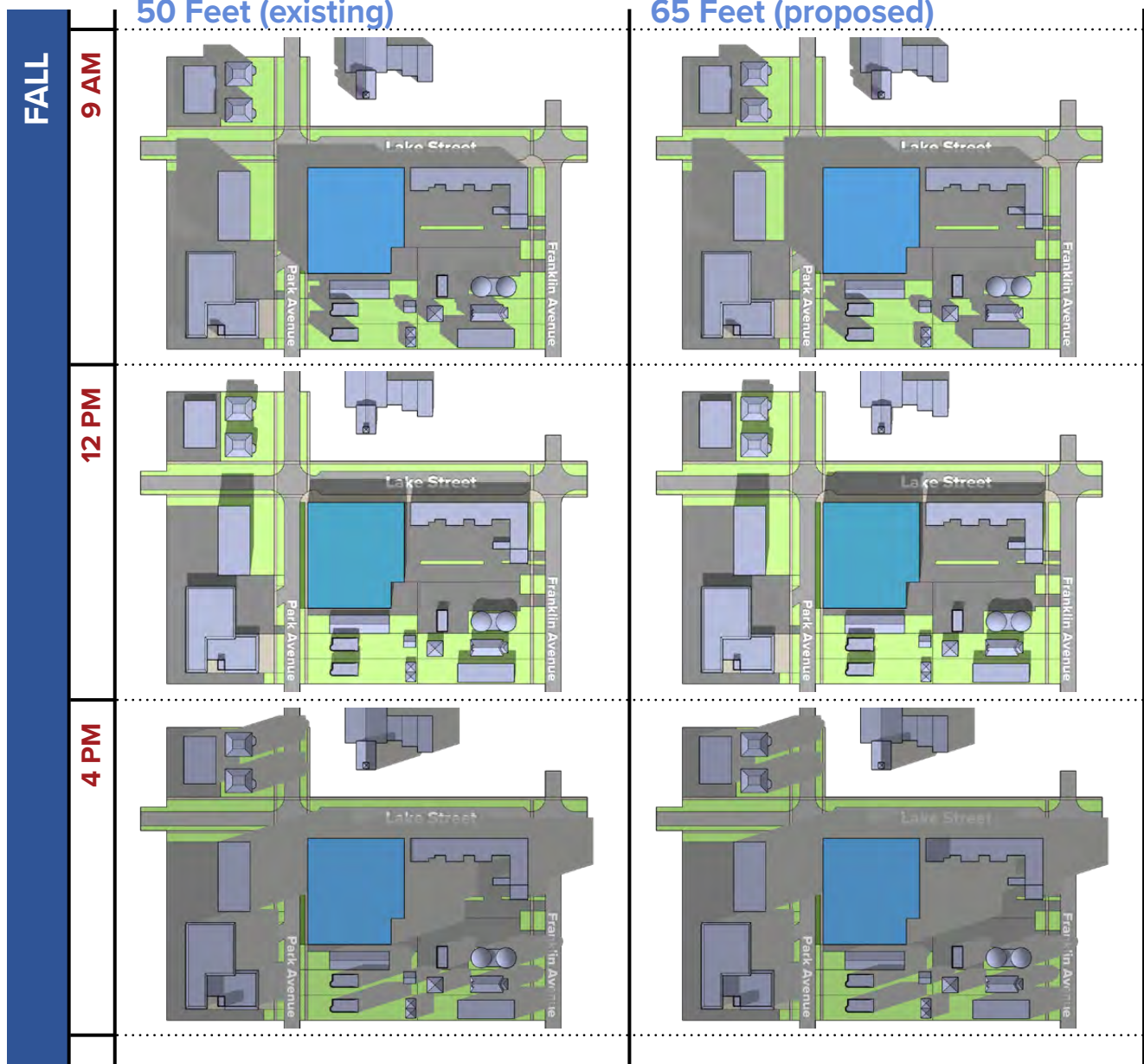
Perspective -- Spring 4 PM  
65 Feet



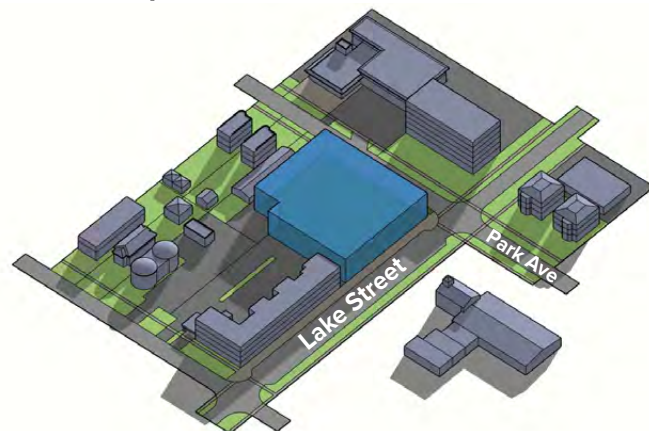
# Shadow Study - Building Envelope

## Site 5 -- Lake Street and Park Avenue -- Plan View

River Forest, IL



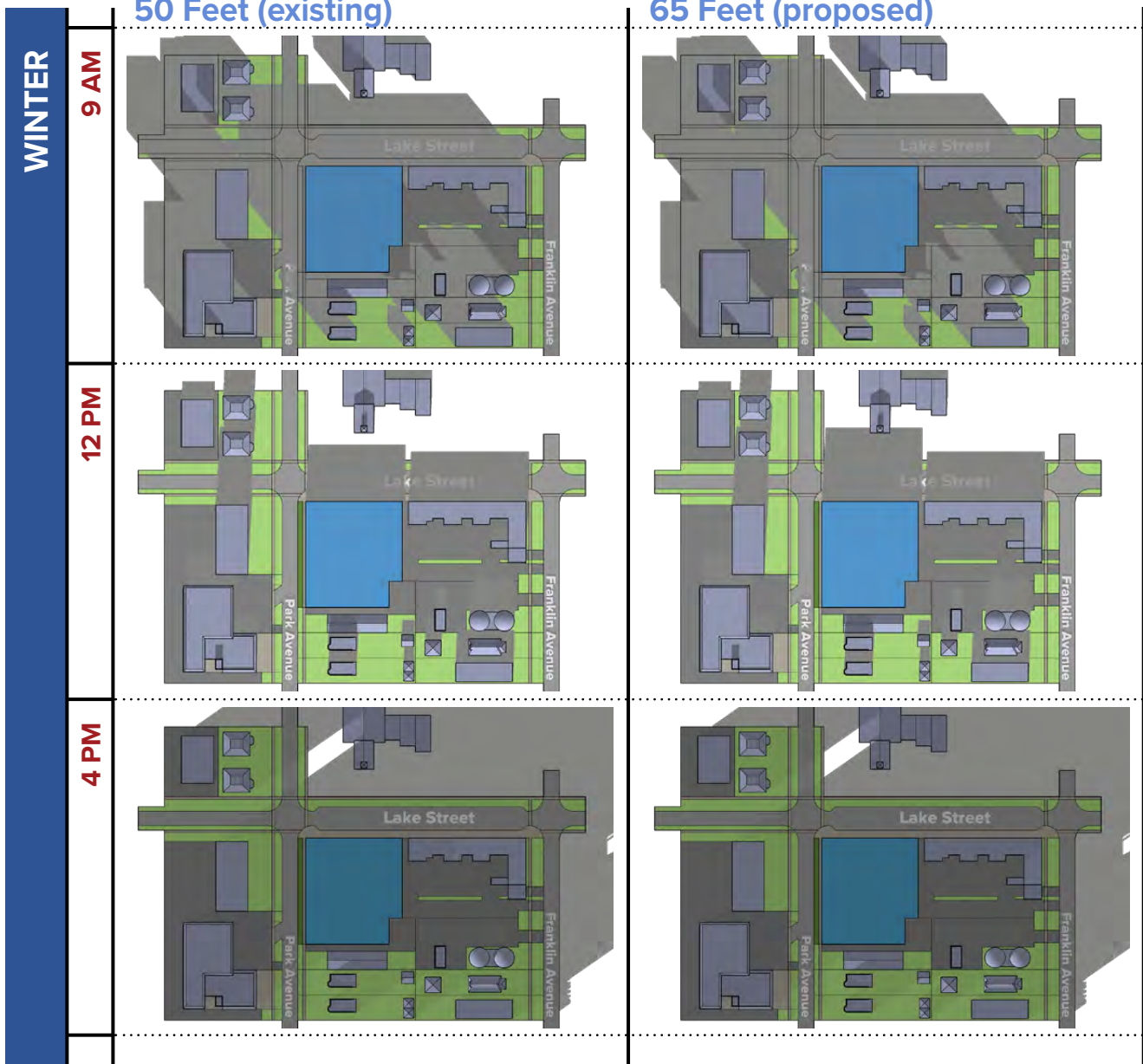
Perspective -- Fall 4 PM  
50 Feet



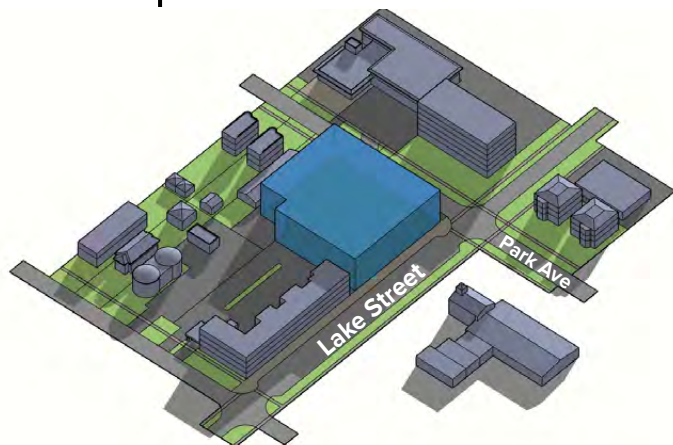
# Shadow Study - Building Envelope

## Site 5 -- Lake Street and Park Avenue -- Plan View

River Forest, IL



Perspective -- Fall 4 PM  
65 Feet



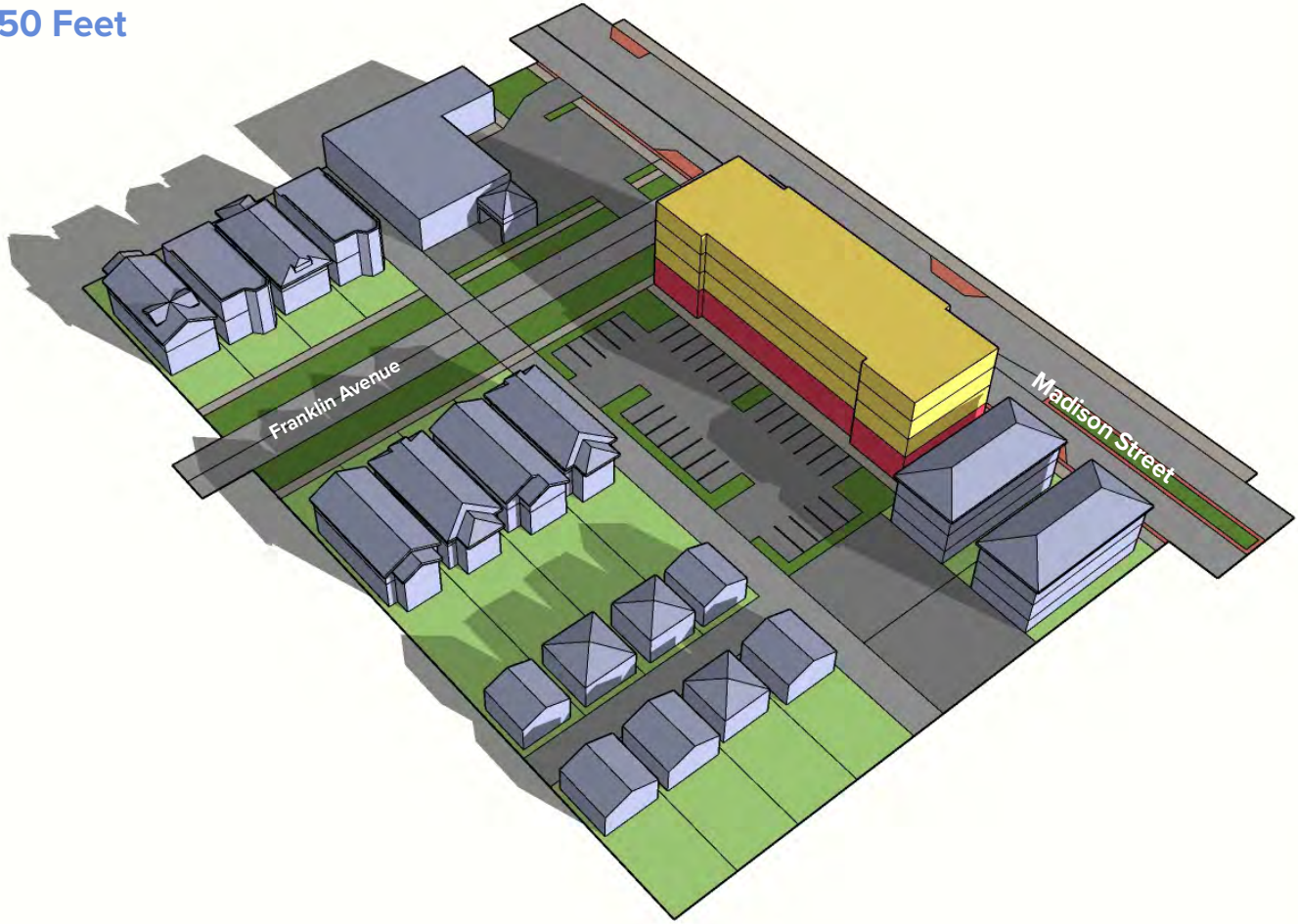
# Reference - Shadow Study - Example Development

## Site 1 -- Madison Street -- Illustrative Model

*River Forest, IL*

Perspective -- Fall 4 PM

50 Feet



# Reference - Shadow Study - Example Development

## Site 1 -- Madison Street -- Illustrative Model

*River Forest, IL*

Perspective -- Fall 4 PM

50 Feet



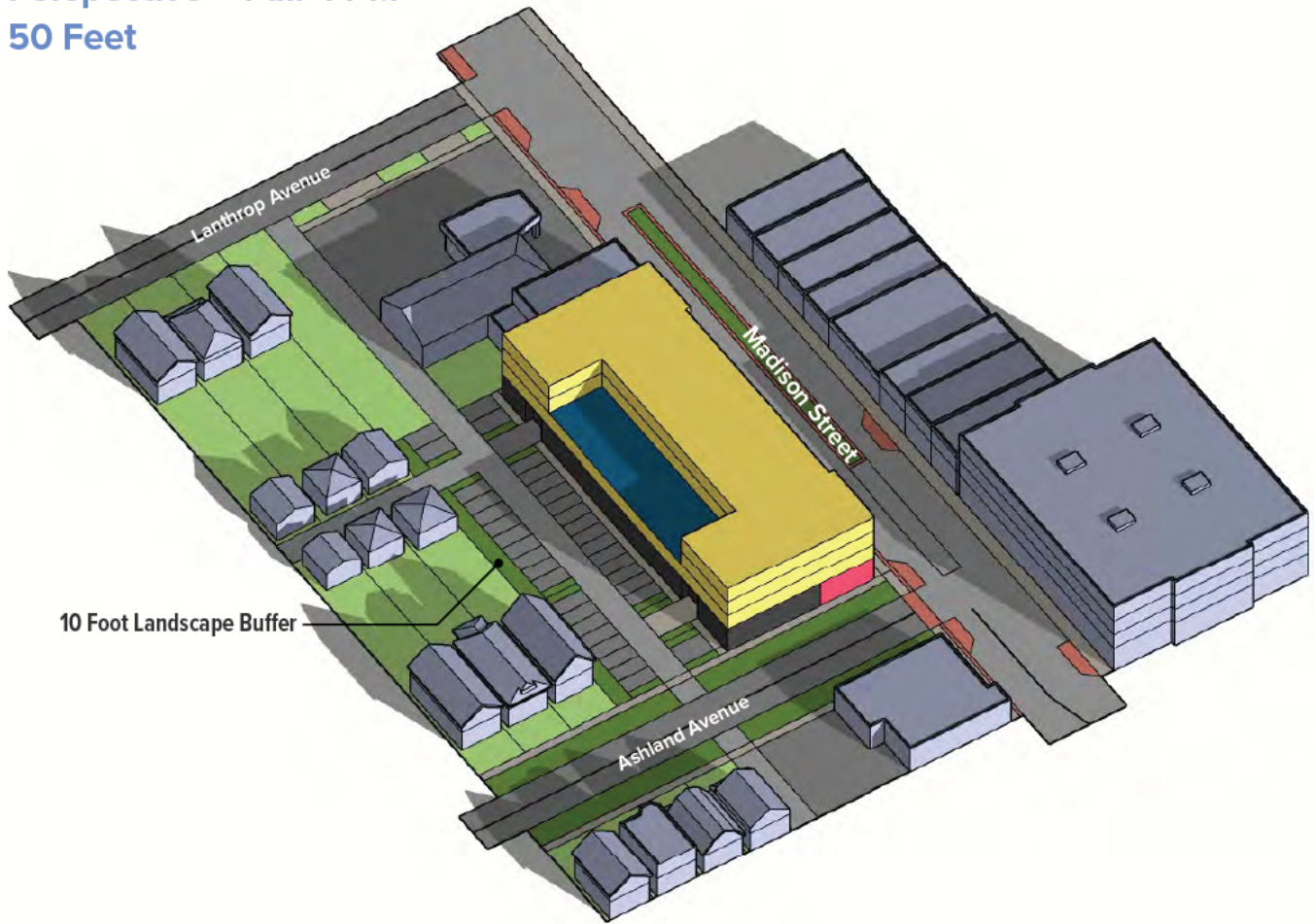
# Reference - Shadow Study - Example Development

## Site 2 -- Madison Street -- Illustrative Model

River Forest, IL

Perspective -- Fall 4 PM

50 Feet



# Reference - Shadow Study - Example Development

## Site 2 -- Madison Street -- Illustrative Model

River Forest, IL

Perspective -- Fall 4 PM

50 Feet

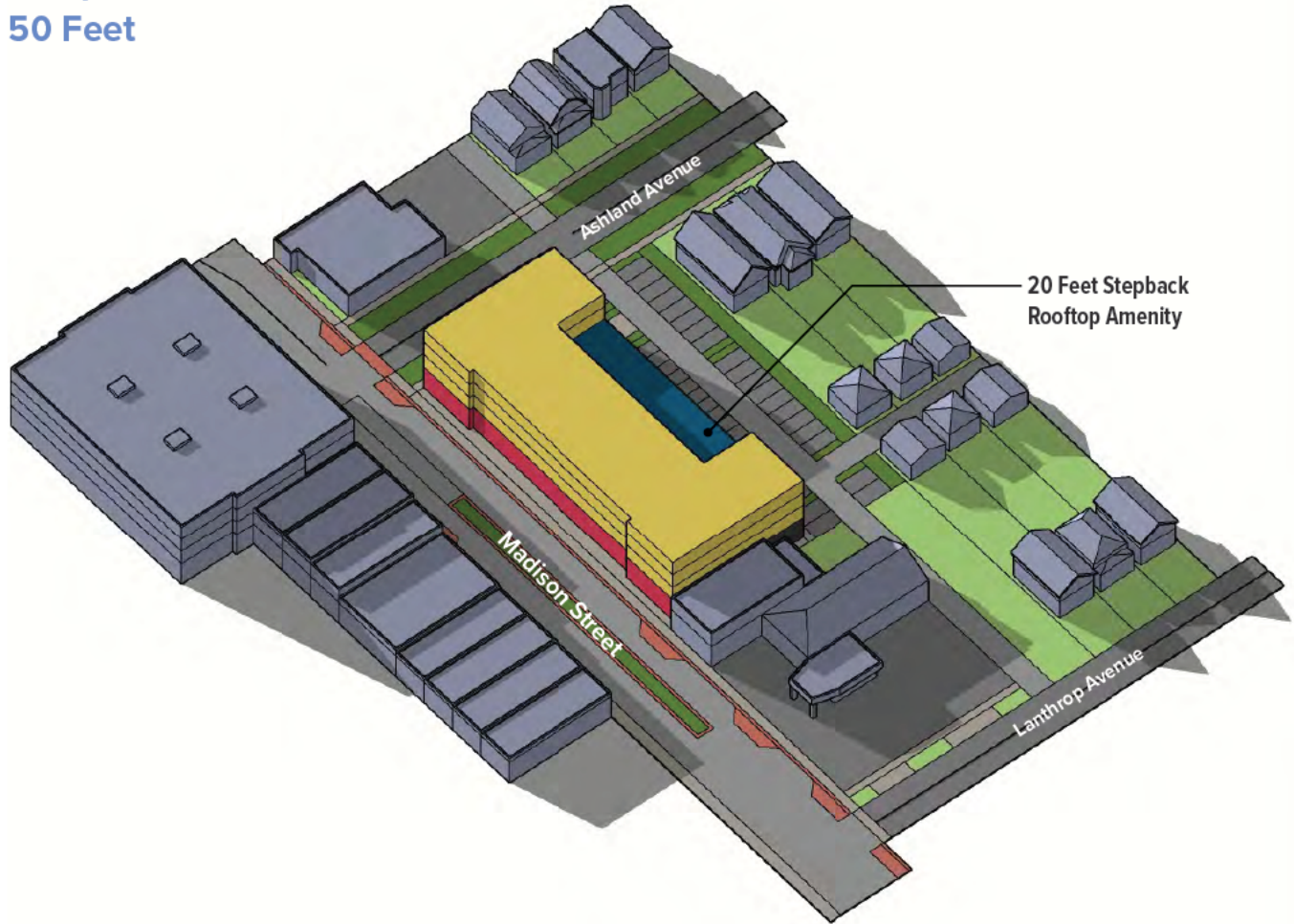




Exhibit C:**MEMORANDUM****CHICAGO**

188 W Randolph Street Suite 200  
Chicago, IL 60601  
312-372-1008

**LOS ANGELES**

360 E 2nd Street Suite 800  
Los Angeles, CA 90012  
213-259-1008

**SEATTLE**

999 3rd Ave Suite 700  
Seattle, WA 98104  
206-828-1008

**Date:** November 10, 2023

SENT VIA EMAIL

**To:** Village of River Forest  
Matt Walsh, Village Administrator

**From:** Houseal Lavigne  
John Houseal, FAICP, Partner | Cofounder  
Jackie Berg, AICP, Practice Lead

**Re:** **Draft Commercial Zoning District Amendments  
C1, C2, C3, ORIC Overview**

This memorandum and its attachments present proposed zoning amendments for the four River Forest commercial districts – C1, C2, C3, and ORIC. The proposed amendments combine the standards for the commercial districts, currently contained in four separate chapters of Title 10 of the River Forest Code of Ordinance (Chapters 12, 13, 14, and 15), into one new chapter 12, to enhance clarity and ease of use of the ordinance. Additionally, some amendments are also proposed for the Land Use Chart in Chapter 21, for uses relating to the commercial districts.

Amendments for the C1 and C2 Districts were discussed with the Economic Development Commission (EDC) over several meetings earlier this year, including attendance and participation by several residents, primarily from the area near Madison Street. In addition, a neighborhood/resident workshop was held for Madison Street neighborhood residents and North Avenue neighborhood residents, and several area developers, architects, and planners were interviewed. The EDC was directed to examine zoning along North Avenue and Madison Street, and therefore did not review or discuss the C3 - Central Commercial District or the ORIC – Office/Research/Industrial/Commercial District. Reconnaissance, development concepts and visualizations, and examination of existing development characteristics was also undertaken.

In general, the EDC's recommendations included:

- Increasing building height to accommodate an additional story
- Increasing allowed residential densities
- Decreasing parking requirements for residential uses

The proposed commercial district amendments reflect direction given by the EDC for the C1 and C2 Districts, and the same approach was applied to amendments in the C3 and ORIC Districts.

## Summary of Proposed Changes

The following is a summary of the proposed changes to the Village's commercial districts as compared to current requirements. The complete draft chapter is attached for review and discussion purposes only.

### Allowed Residential Uses

River Forest establishes allowed uses per district in the land use chart in Chapter 21.

District	Current Residential Use Allowance	Proposed Residential Use Allowance
<i>Multiple-family dwellings</i>		
C1	Not allowed	Allowed via PD
C2	Allowed via PD	
C3		
ORIC	Not allowed	
<i>Multiple-family dwellings above first floor of permitted commercial or office uses</i>		
C1	Not allowed	Allowed via PD
C2	Allowed via PD	
C3		
ORIC		

### Building Height

River Forest regulates the maximum height of buildings as the vertical distance measured from the nearest public sidewalk to the highest point of the building or structure or to the highest point of any object attached to the building or structure, whichever is higher. Attached objects include, but are not limited to, antennas of any kind.

District	Current Height Maximum	Proposed Height Maximum
C1	50 feet	65 feet
C2	30 feet	50 feet
C3	50 feet	65 feet
ORIC		

### Residential Density

River Forest regulates residential density via minimum lot area per dwelling unit requirements.

District	Current Lot Area per Dwelling Unit Minimum	Proposed Lot Area per Dwelling Unit Minimum
C1	2,800 square feet	1,000 square feet
C2		
C3		
ORIC	n/a – only allowed via PD	

## Residential Parking

River Forest requires a specified number of off-street parking spaces be provided per residential dwelling.

District	Current Residential Parking Minimum	Proposed Residential Parking Minimum
C1	<ul style="list-style-type: none"> <li>1-2 Bedroom Dwellings: 2 spaces / unit</li> <li>3+ Bedroom Dwellings: 2.5 spaces / unit</li> <li>1 guest space / 5 units</li> </ul>	1.5 spaces / unit
C2		
C3		
ORIC		

## FAR

River Forest currently regulates the maximum floor area ratio (FAR) of development. FAR is the measurement of a building's total floor area in relation to the size of the lot/parcel that the building is located on.

The maximum FAR standard is proposed to be eliminated and allowed building bulk and mass is proposed to be regulated only through building height, lot coverage, and parking requirements.

## Other

1. Off-street parking requirements have been consolidated into a table and revised to better align with the land use chart in Chapter 21. The minimum amount of parking proposed to be required is substantially like current requirements.
2. New off-street loading requirements are proposed to replace the current standards. The current standards are very prescriptive and not reflective of modern loading requirements. The proposed standards provide more flexibility to the developer but ensure no negative impact to neighboring property or traffic.
3. There is currently a minimum average gross dwelling unit area for the R4 district of 1,800 square feet. There is not a similar requirement for dwellings in the commercial districts. The EDC has suggested that the R4 standard be reduced to 1,000 square feet. Additional discussion is needed to determine whether the lowered standard should apply to residential development in the C1, C2, C3, and ORIC.

## Chapter 12. Commercial Districts

10-12-1: General Provisions ..... 1  
 10-12-2: Bulk and Dimensional Standards ..... 1  
 10-12-3: Allowed Uses ..... 2  
 10-12-4: Off-Street Parking..... 2  
 10-12-5: Off-Street Loading..... 3

### 10-12-1: General Provisions

- A. **Purpose.** The purpose of this Chapter is to establish standards for the development and use of land in the Village’s commercial districts.
- B. **Applicability.** The standards of this Chapter shall apply to all new development and substantial redevelopment in the Village’s commercial districts.

### 10-12-2: Bulk and Dimensional Standards

Table 10-12-2 establishes the bulk and dimensional standards for the development or the use of a lot in a commercial zoning district.

Table 10-12-2: Bulk and Dimensional Standards				
Standard	C-1	C-2	C-3	ORIC
<i>Lot Standards (Minimum)</i>				
Lot Area (sqft)	3,275	3,275	3,275	10,000
Lot Area / DU (sqft)	1,000	1,000	1,000	1,000
Lot Width (ft)	25	25	25	25
<i>Yard Setbacks (Minimum)</i>				
Front (ft)	0	0	0	0 [3]
Exterior Side (ft)	0 [1]	0 [1]	0 [1]	0 [3]
Interior Side (ft)	0 [2]	0 [2]	0 [2]	0 [3]
Rear (ft)	20	20	20	0 [3]
<i>Building Standards (Maximum)</i>				
Building Height (ft)	65	50	65	65
Lot Coverage (%)	100	100	100	100
<i>Notes</i>				
[1] If the rear lot line of a corner lot abuts a rear lot line in the R1 or R2 district, the exterior side yard shall be at least equal to the depth of the yard of the adjoining R1 or R2 lot's building.				
[2] If the rear lot line abuts a lot or lots in the R1, R2, and/or R3 districts without an alley or other public way intervening, the rear yard setback shall 20 feet.				
[3] If the yard abuts a lot or lots in the R1, R2, R3, and/or R4 districts the setback shall conform to the regulations of the respective residential district.				

**10-12-3: Allowed Uses**

No parcel or building shall be utilized for any use except for those indicated on the land use chart in Chapter 21 of this Zoning Title and after the applicable approval process.

**10-12-4: Off-Street Parking**

Table 10-12-4 establishes the minimum requirement for off-street parking in the Village’s commercial districts. The following rules apply when calculating the required minimum off-street parking requirement.

- A. **Fractions.** When measurements of the number of required spaces result in a fractional number, the number shall be rounded up to the next higher whole number.
- B. **Area Measurements.** Unless otherwise expressly stated, all area-based (square feet) parking standards must be computed on the basis of gross floor area.
- C. **Capacity-Based Standards.** To compute parking requirements based on maximum capacity the maximum fire-rated capacity of the facility as determined by the Fire Department shall be used.

<b>Table 10-12-4: Commercial District Minimum Required Off-Street Parking</b>	
<b>Land Uses Category</b>	<b>Minimum Required Off-Street Parking</b>
<i>RESIDENTIAL</i>	1.5 / dwelling unit
<i>RETAIL TRADE</i>	1 / 300 square feet
<i>ACCOMMODATIONS AND FOOD SERVICES</i>	n/a
<i>Coffee shops</i>	1 / 200 square feet
<i>Convenience food marts</i>	1 / 200 square feet
<i>Dinner theaters</i>	0.25 / person at maximum capacity
<i>Fast food establishment</i>	1 / 100 square feet
<i>Hotels</i>	1 / guest room
<i>Restaurant - drive-through</i>	1 / 100 square feet
<i>Restaurants operating outside the hours of 7:00 A.M. to 1:00 A.M.</i>	1 / 100 square feet
<i>Restaurants, sit down, greater than 5,000 square feet</i>	1 / 100 square feet
<i>Restaurants, sit down, less than 5,000 square feet</i>	1 / 100 square feet
<i>Specialty food stores</i>	1 / 200 square feet
<i>FINANCIAL, INSURANCE AND REAL ESTATE SERVICES</i>	1 / 300 square feet
<i>INDUSTRIAL</i>	1 / 1,000 square feet
<i>ENTERTAINMENT AND RECREATION</i>	1 / 300 square feet
<i>INSTITUTIONAL</i>	1 / 300 square feet

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**10-12-5: Off-Street Loading**

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- A. **General Loading Requirements.** On the same premises with every building erected and occupied for any nonresidential use involving the receipt or distribution of vehicles, materials, or merchandise, there shall be provided and maintained adequate space for standing, turning, loading, and unloading services in a manner that does not interfere with required parking, pedestrian walkways, and with the public use of streets and alleys.
- B. **Location.**
1. All required loading berths shall be located on the same zoning lot as the use served.
  2. No loading berth for vehicles over two (2) tons capacity shall be located closer than fifty (50) feet to any property in a Residential District unless completely enclosed by building walls.
  3. No loading berth shall be located within twenty-five (25) feet of the nearest point of intersection of any two (2) streets.
  4. All loading docks where the public access road to such docks has a right-of-way width of less than eighty (80) feet shall be located at least sixty-five (65) feet behind the property line.
  5. No loading dock shall be located in any front yard or exterior side yard.
- C. **Access.**
1. Each loading berth shall be designed with appropriate means of vehicular access to a street or easement in a manner which will least interfere with traffic movements.
  2. Each loading berth shall be provided with sufficient maneuvering space to accommodate the largest vehicle likely to serve the lot.
  3. Loading berth access design shall allow vehicles to access and exit the loading space without having to make any backing movement on or onto the public street.

## Chapter 21. Land Use Chart

LAND USES	DISTRICTS							
	R1 And R2 Low Density Residential	R3 Medium Density Residential	R4 High Density Residential	C1 Commercial	C2 Commercial	C3 Central Commercial	ORIC Office/ Research/ Industrial/ Commercial	PRI Public/ Private Recreational Institutional
<b>RESIDENTIAL</b>								
Dormitories	N	N	N	N	N	N	N	S
Group homes	S	S	N	N	N	N	N	N
Halfway houses	N	N	N	N	N	N	N	N
Home occupations	P	P	P	N	P	P	N	N
Multiple-family dwellings	N	N	PD	PD	PD	PD	PD	N
Multiple-family dwellings above first floor of permitted commercial or office uses	N	N	N	PD	PD	PD	PD	N
Nursing homes and skilled care facilities	N	N	N	N	N	N	N	N
Rooming and boarding houses	N	N	N	N	N	N	N	N
Short term rental	N	N	N	N	N	N	N	N
Single-family dwelling - attached	N	PD	PD	N	N	N	N	N
Single-family dwelling - detached	P	P	P	N	N	N	N	N
Transitional housing	N	N	N	N	N	N	N	N

# River Forest Zoning Map

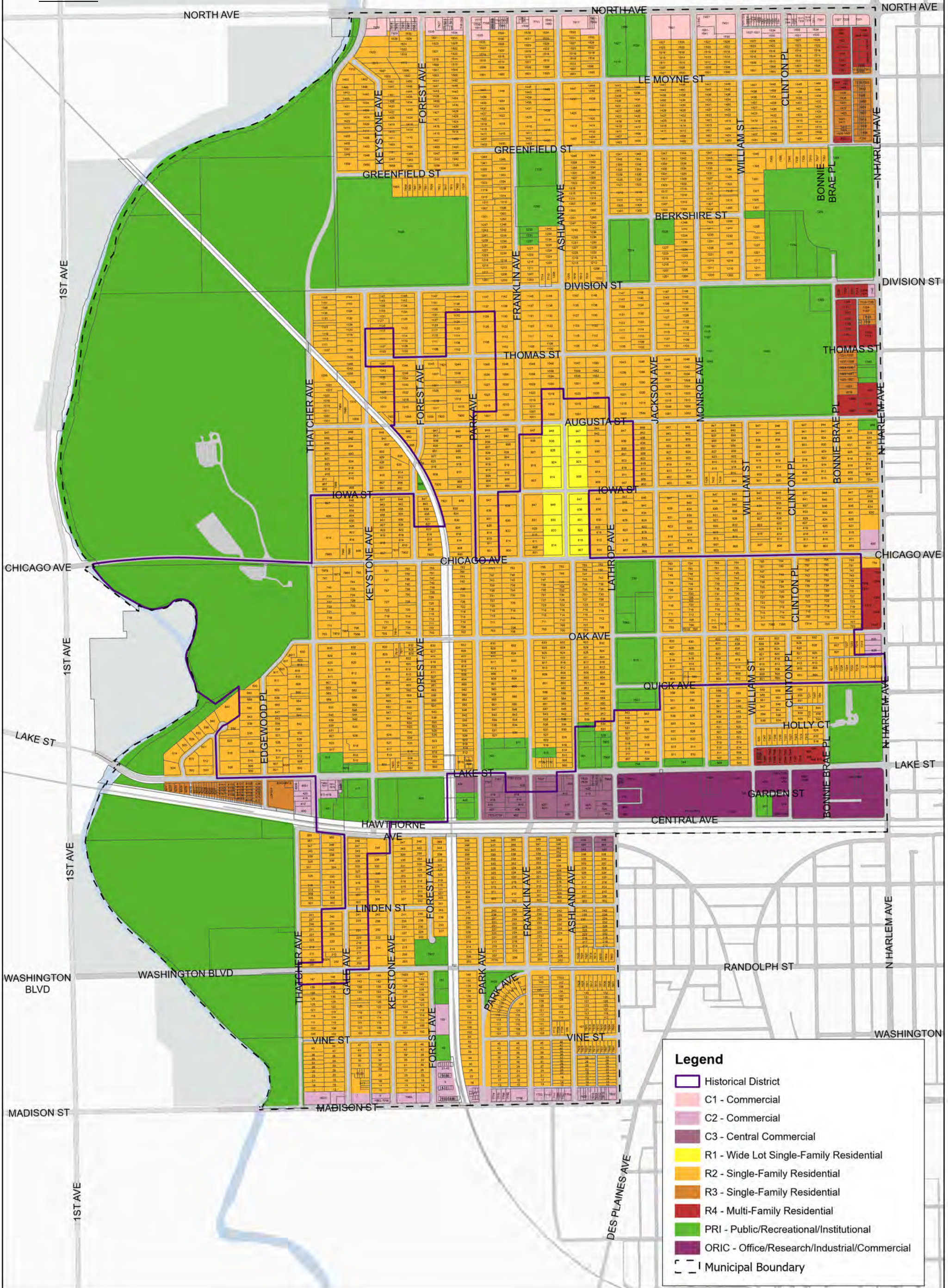
February 27, 2024



0 500 1,000 Feet



Exhibit D:



### Legend

- Historical District
- C1 - Commercial
- C2 - Commercial
- C3 - Central Commercial
- R1 - Wide Lot Single-Family Residential
- R2 - Single-Family Residential
- R3 - Single-Family Residential
- R4 - Multi-Family Residential
- PRI - Public/Recreational/Institutional
- ORIC - Office/Research/Industrial/Commercial
- Municipal Boundary





# SIGHTLINE

PLANNING AND ZONING

Jacob Seid, AICP  
Founding Principal

jseid@sightlineplanning.com  
312.339.7992

[sightlineplanning.com](http://sightlineplanning.com)

April 8, 2024

**SENT VIA EMAIL**

Matt Walsh, Village Administrator  
Village of River Forest  
400 Park Avenue  
River Forest, Illinois 60305

Re: Letter of Support for Draft Commercial Zoning District Amendments to C1, C2, C3, and ORIC Districts

Dear Matt Walsh:

Thank you for your request to review the draft commercial zoning district amendments to the C1, C2, C3 and ORIC Districts proposed by Houseal Lavigne that you recently shared with me. I have thoroughly reviewed the draft of Chapter 12 that pertains to the C1, C2, C3, and ORIC Districts as well as a memorandum summarizing the standards dated November 10, 2023. Sightline is not affiliated with Houseal Lavigne in any way; therefore I feel comfortable providing an objective, third-party opinion on this matter.

In terms of my experience, I have partnered with communities large and small on a wide array of planning and zoning projects over the last 16 years. My work focuses specifically on modern zoning and land use regulations that implement community land use goals. I am currently preparing zoning and land use projects for established suburban communities, including La Grange, Wheaton, Rolling Meadows, and Elburn. Prior to founding Sightline, I crafted zoning regulations for Bensenville, Berwyn, and Oswego as part of my work for the Chicago Metropolitan Agency for Planning (CMAP). Prior to my time at CMAP, I was a planning consultant at Camiros, where I worked on zoning ordinances in Wilmette, La Grange Park, and Mundelein. I served for ten years on the Executive Board of the Illinois Chapter of the American Planning Association, including two years as President. Throughout my career, I have been a frequent speaker on topics around modernizing and improving zoning with engagements at the national, state, and local level.

After careful review of the draft commercial zoning district amendments to the C1, C2, C3 and ORIC Districts, it is my opinion that the recommendations provided to the Village are reasonable and appropriate for these areas of the community. As a longtime resident of Chicago, I have visited and traveled through River Forest many times getting to know the community as I enjoyed its historic architecture and open space amenities. Based on my experience as a zoning expert and my knowledge of River Forest, the draft zoning standards follow best practices and address forward-looking development trends in the western suburbs, and more broadly in the Chicago region as a whole.



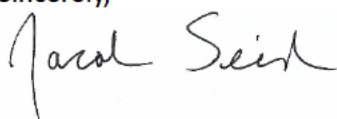
# SIGHTLINE

PLANNING AND ZONING

The major proposed changes for the C1, C2, C3 and ORIC Districts pertain to allowed residential uses, building height, residential density, residential parking, and floor area ratio (FAR). Considered individually and collectively these standards are appropriate for implementing River Forest's land use objectives.

- In terms of allowed residential uses, multiple-family dwellings and multiple-family dwellings above permitted first floor commercial and office uses would be allowed via planned development (PD) in the C1, C2, C3, and ORIC Districts. Allowing this type of development is a widespread practice throughout the region that allows residents to live, work, and shop within a single neighborhood. In fact, the PD process will allow River Forest to manage this type of development far more precisely than most other communities who merely allow this type of development as a permitted or special use.
- In terms of building height, maximums are being increased from 50 to 65 feet (C1), from 30 to 50 feet (C2), and from 50 to 65 feet (C3, ORIC), essentially one additional story in each district. These increases in maximum building height are necessary to keep up with modern trends in residential and mixed-use development. Residents and business owners demand taller floor to ceiling heights that allow new buildings to provide more usable space and natural light. In addition, these building heights allow development to substantially maintain the overall character of the built environment in these areas.
- In terms of residential density, River Forest's proposal to reduce lot area per dwelling unit requirements actually lags in comparison to regional and national zoning trends. In the face of an upheaval in residential development, more and more communities are eliminating lot area per dwelling unit requirements. However, River Forest's proposal to generally reduce the requirement from 2,800 square feet to 1,000 square feet will still allow the Village to accommodate greater housing choice for recent graduates, young families, and empty nesters while maintaining the overall character of the community.
- In terms of residential parking requirements, River Forest's proposal to manage parking as a general standard of 1.5 parking spaces per unit is in line with regional and national trends that no longer manage parking by number of bedrooms that include guest parking spaces. The recommendation provides space for car owners and allows residents to walk, bike, or use transit considering that River Forest is well-served by multiple transportation options. In regard to modern parking requirements for multiple-family dwellings, auto-oriented communities generally require a standard closer to two parking spaces per unit while urban areas generally require one parking space per unit or less.
- FAR is an outdated bulk control for residential, commercial, and mixed-use development. Numerous communities in the region have eliminated this standard in recent years because it is an unnecessary barrier to new development. In this context, it is appropriate for River Forest to manage the bulk and mass of new development using maximum building height, minimum setbacks, maximum lot coverage, and minimum parking requirements in the C1, C2, C3, and ORIC Districts.

Sincerely,



Jacob Seid, AICP  
Sightline Planning and Zoning



## SIGHTLINE

PLANNING AND ZONING

### Education

Master of Urban Planning and Policy,  
University of Illinois at Chicago

Bachelor of Arts in History and Art History,  
Rutgers University – Summa Cum Laude

### Professional Affiliations

American Planning Association (APA)

### Certifications

American Institute of Certified Planners (AICP)

### Professional Volunteer Service

Past President, American Planning Association,  
Illinois Chapter (APA-IL), 2022

President, APA-IL, 2020 to 2021

President Elect, APA-IL, 2019

Treasurer, APA-IL, 2013 to 2018

### Awards and Honors

Notable Leader in Community Development  
Crain's Chicago Business, 2022

Top Ten Episode of the Year  
GovLove Podcast, 2021

### Contact

jseid@sightlineplanning.com  
312.339.7992

## Jacob Seid AICP

### Founding Principal

For more than 15 years, Jake has partnered with communities large and small on a wide array of planning and zoning projects. Jake's work focuses on zoning ordinances, land use planning, and authentic community outreach and engagement.

During the course of his career, Jake has honed unique skills and abilities in zoning and land use regulations. He has made a significant impact by crafting easy-to-use zoning codes that implement community goals and provide greater land use flexibility and housing choice. He has teamed with local and regional partners in the Chicago area and beyond with the Chicago Metropolitan Agency for Planning (CMAP) and at Camiros.

Jake is dedicated to his community and to his profession, serving for ten years on the Executive Board of the Illinois Chapter of the American Planning Association, including two years as President. Throughout his career, he has been a frequent speaker on topics around modernizing and improving zoning with engagements at the national, state, and local level.

### Work Experience

Chicago Metropolitan Agency for Planning (CMAP), Chicago IL  
>> Senior Planner, 2017-2023; Associate Planner 2013-2017

Camiros, Chicago IL, Associate Planner 2008-2012

City of Highland Park, Highland Park IL, Planning Intern 2007-2008

**Project Experience:** Work completed at CMAP and Camiros.

#### Land Development Ordinances

##### >> As Project Lead

Alsip, IL: Zoning Analysis  
Bensenville, IL: Zoning Ordinance  
Berwyn, IL: Zoning Ordinance  
Elmwood Park, IL: Zoning Analysis  
Montgomery, IL: UDO  
Norridge, IL: Zoning Analysis  
North Aurora, IL: Zoning Ordinance  
Oswego, IL: UDO  
Park Forest, IL: UDO  
South Elgin, IL: UDO

##### >> As Project Team Member

Baltimore, MD: Zoning Ordinance  
Buffalo, NY: Green Code  
LaGrange Park, IL: Zoning Ordinance  
Lincolnshire, IL: Sign Ordinance  
Maywood, IL: Zoning Ordinance  
Mundelein, IL: Zoning Ordinance  
New Orleans, LA: Zoning Ordinance  
Wilmette, IL: Zoning Ordinance  
Winnebago County, IL: UDO

#### Comprehensive Plans

Cook County, IL: Maine-Northfield Township Comp Plan  
North Chicago, IL: Comp Plan

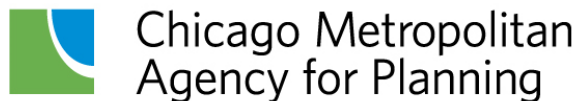
#### Regional Planning Liaison to Consultant Team

Carol Stream, IL: UDO  
Harvard, IL: UDO  
Richton Park, IL: Zoning Ordinance  
Sugar Grove, IL: Comp Plan  
Summit, IL: Zoning Ordinance

#### Additional Planning Projects

Chicago, IL: 107<sup>th</sup>/Halsted TIF Eligibility Study  
Chicago, IL: Roseland Medical District Existing Conditions Report  
Chicago Ridge, IL: Comprehensive Plan Amendment  
Rockford, IL: Ellis Heights Choice Neighborhoods Plan






433 West Van Buren Street, Suite 450  
Chicago, IL 60607  
cmap.illinois.gov | 312-454-0400

## MEMORANDUM

**To:** Matthew Walsh, Village Administrator, Village of River Forest

**From:** Michael Brown, Interim Deputy, Planning Division 

**Date:** April 9, 2024

**Subject:** Community Initiative Alignment: River Forest Zoning Text Amendment

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The Chicago Metropolitan Agency for Planning (CMAP) serves as northeastern Illinois' regional planning organization and metropolitan planning organization. The agency values its partnerships with the region's municipalities and is responsive to technical assistance requests. The Village of River Forest is currently engaged in consideration of zoning code text amendments. At the request of village staff, our team of experienced zoning technicians offer the following high-level comments after reviewing the village's existing zoning code, most recently adopted comprehensive plan, River Forest Forward (2019) and the proposed zoning text amendment.

Since 2011, CMAP has partnered with municipalities to complete long-range planning and plan implementation projects, including zoning, subdivision, and unified development ordinances updates. Over this time, this technical assistance program has employed a variety of best practices developed through a range of implementation strategies appropriate for local government context. This commitment to the region's 284 municipalities and 7 county governments has delivered nearly 250 technical assistance service. It is with this experience and perspective the following comments are offered on the [proposed zoning text amendment](#).

### **Alignment with adopted plans**

The adopted comprehensive plan for our region, [ON TO 2050](#), sets recommendations for land use, economic development, transportation, and other key considerations for individual municipalities and the region overall, to thrive. The text amendment to the commercial district currently being considered is aligned with the following key recommendation of the ON TO 2050:

### **Target infill, infrastructure, and natural area investments.**

*Reinvesting in areas with existing services and infrastructure has broad regional benefits. Local governments and transportation providers incur fewer infrastructure and service costs. Businesses often have access to a larger pool of potential customers and workers. Residents can reach a broader set of options for work, recreation, and services via public transit, car, or bike. Reaching this target will require a wholesale shift in how the region's governments and private entities approach planning and development, from*

*reinvigorating commercial corridors and residential neighborhoods, to building up mixed-use centers, to focusing resources near transit and existing transportation nodes.*

*By strategically targeting investments toward community main streets and economic centers where infrastructure already exists, we can maximize the impact both of those new expenditures and of the earlier ones when such areas were originally developed. Communities that have a clear, realistic vision for future investment are ideally situated to maximize the potential impact of such an approach.*

CMAP supports the best practice of implementation actions such as municipal budgets, capital improvement planning and zoning code amendments that follows a transparent and community-informed vision. The Village's comprehensive plan **River Forest Forward** was adopted in 2019. The current proposal advances key plan recommendations fulfilling the adopted plan's vision, including:

- Core Objectives listed in Chapter 5: Commercial Areas (p. 30), including: "Accommodate and support appropriate new commercial/mixed use development," "Maintain high quality and attractive commercial areas reflective of the Village's character and desired sense of place, through cohesive streetscape and public realm improvements," and "Examine and amend the Village's zoning ordinance to better regulate the commercial districts in a manner reflective of market realities and the desired character for the areas."
- Commercial Zoning & Development Regulations (p. 37), including: "While some residential standards and sign code elements have been amended over the past 20 years, the commercial districts have gone largely unchanged, both in terms of the uses permitted and the standards that regulate the height, size, setbacks, density, parking, and overall character of development," and "...at a minimum, the maximum building heights of each commercial district should be assessed to determine if maximum building heights should be increased."

#### **CMAP's approach to land use and zoning reforms with municipalities**

- It has been the ideal progression for municipalities to complete zoning updates following a long-range planning process (e.g. Comprehensive Plan). This progression optimizes community-informed planning efforts with follow-up implementation levers-zoning code and subdivision code updates, grant applications, and creation of a multi-year Capital Improvement Plan.
- It is common to encounter development code standards in need of an update to meet goals and recommendations of a new plan. The need for updated code standards is often reflected in the volume of variances and waivers granted to accommodate new development. Code amendments are an opportune time to update requirements that have required frequent granting of variances.
- Recent technical assistance projects have discontinued use of Floor Area Ratios (FAR) standards, in favor of the specificity and clarity provided by updated bulk standards (lot area, lot coverage, lot width, building height, yard setbacks).

- Within commercial corridors, it is now common to include use standards allowing for mixed-use and multi-unit residential development in locations where it had previously been prohibited.
- Removal of duplicative chapters and underused districts is a primary consideration and outcome for zoning updates (e.g. all industrial districts within an industrial districts chapter rather than existing in individual chapters). Unifying district standards within one chapter by category is universally preferred for its clarity and user-friendliness.
- In completing both zoning code and subdivision code updates, communities have chosen to simplify and adopt off-street parking requirements for residential uses tied to a standard number per residential unit and, increasingly, reduce required minimums.

Thank you for engaging CMAP and for continuing to undertake thoughtful plan-making and plan implementation for the benefit of the Village of River Forest and the region.

# River Forest Public Schools School District 90 Demographic Trends and Enrollment Projections



Prepared by  
GeoLytics, Inc.  
Katia Segre Cohen  
Consulting Demographer  
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## Contents

Preface	1
Overview of District 90	2
Housing Trends	3
Population Trends	6
Causes of Enrollment Change	7
Enrollment Trends and Student Migration	8
Enrollment Change in the Individual Schools	11
The Enrollment Future of District 90	21
Enrollment Projections	24
Concluding Remarks	28



## Preface

This report is a continuation of a report created for the school district in 2017. We have updated the population and housing trends within River Forest School District 90 and used these new numbers to develop future projected enrollment for the individual schools and the district.

The objective of this report to paint a picture of the demographics of the school district as a whole and then to focus in on the student body changes over the past 5 years and project likely scenarios of future changes.

First, we will layout a sense of the community based upon findings from the latest Census data (American Community Survey 2016-2020). Then we will focus in on the individual schools and look at the underlying historical enrollment changes in each and in the District as a whole. Third we will analyze student migration patterns and other sources of these enrollment changes. And finally, we will create three tracks of projected enrollment, by grade and by year, for Lincoln and Willard elementary schools through school year 2027, and at Roosevelt Middle School and the District as a whole through school year 2032.

The enrollment projections have three separate scenarios. They are based upon different assumptions about future students moving into the district and kindergarten class size based upon population projections for children aged 0-4 and 5-9. These forecasts by grade and by year will be based upon (A) the minimum number of students that may be anticipated, (B) the most likely number of students to be expected, and (C) the maximum number of students that can be foreseen.

It would not have been possible to do this analysis without the data provided by administrators of District 90. We would like to acknowledge Dr. Edward J. Condon, Superintendent of River Forest Public Schools, and his staff, especially his Executive Assistant, Tracy Gutierrez, who assembled much of the information upon which this study is based. We are very appreciative of their help and expertise in compiling this report.

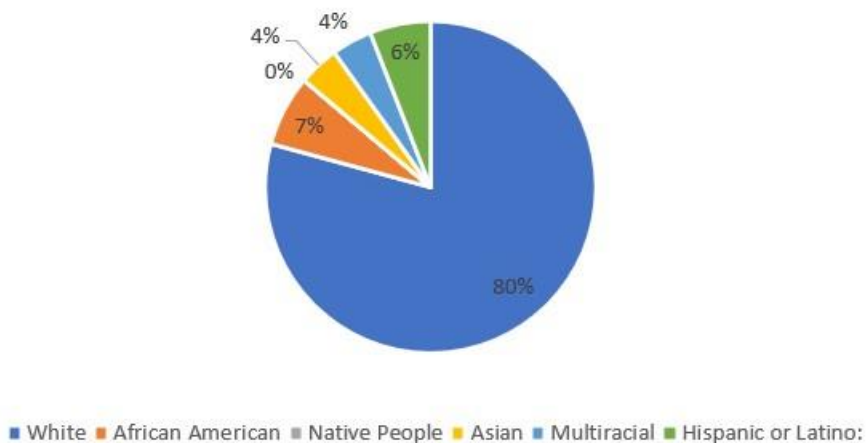
## Overview of District 90

River Forest Public School District 90 is comprised of three schools that between them offer education for kindergarten through eighth grade. Two elementary schools, Lincoln and Willard, and one middle school, Roosevelt, together comprised 1,374 students in the Fall of 2022.

River Forest is a stable, relatively affluent, suburban community of 10,883 residents (according to the most recent US Census Bureau American Community Survey 2016-2020). The median income is \$125,288. Only ten percent of the households make less than \$35,000 and only twenty percent make less than \$65,000.

About 20 percent of the township are minority in race or ethnicity and almost all of whom are US citizens and speak English very well. The foreign-born population is only 10% of whom 6% have become naturalized citizens. And 86% of the population speaks English as their primary language. Of the remaining 14% three quarters speak English “very well” and there is only 4% remaining who speak English less than “very well”.

Chart 1 - Population By Race and Ethnicity

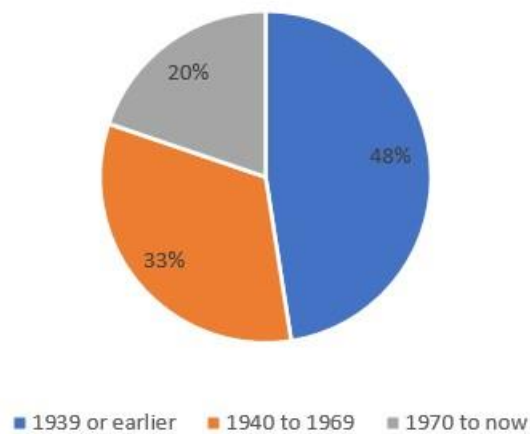


Source: U.S. Bureau of the Census. American Community Survey 5-Year Estimates 2016-20.

## Housing Trends

District 90 is a mature suburb of Chicago. As Chart 2 shows, nearly half of the houses were built before 1940. Another third of the houses were built in the 1940's, 1950's and 1960's. Only 20% of all housing units were built in the past 50 years (since 1970). Because there isn't undeveloped land that can be built-up the housing stock has mostly stayed level. As the area has become more desirable the housing prices have gone up. This increase has been dramatic in the past 70 years (see Table 1).

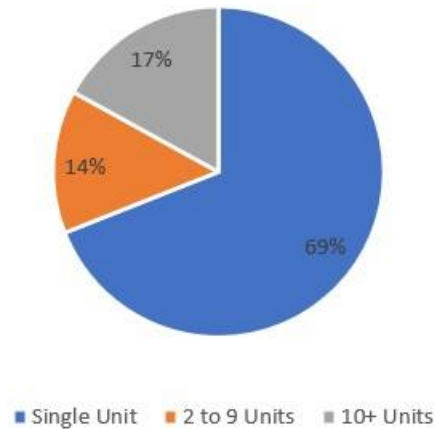
Chart 2 - When Were Housing Units Build



Source: U.S. Bureau of the Census. American Community Survey 5-Year Estimates 2016-20.

Another factor feeding into the cost of housing is that almost 69% of houses are single family homes (some are detached and some are attached) but there are not many options for smaller, often less expensive housing units (see Chart 3). Relatedly the area is 87% owner occupied units and only has 13% renters.

Chart 3 - Type of Housing Unit



Source: U.S. Bureau of the Census. American Community Survey 5-Year Estimates 2016-20.

Table 1 shows that the median housing value doubled in the two decades from 1950 to 1970. Then in only one decade the values more than doubled (1970 to 1980). And then again in the next decade (1980 to 1990) they increased nearly 2.5 times. They have continued to increase but at a slower rate and have doubled again over two decades (1990 to 2010). Even in just the past 5 years they have gone up 10%. The US median home value is \$229,800, so River Forest's median value of \$602,405 is quite affluent. For comparison, the Illinois median housing value is \$202,100, and in Cook County it is \$255,500. There are only two townships in Cook County with more expensive median homes (Barrington and New Trier).

**Table 1 - Median Home Value of Owner-Occupied Housing Units: 1950 - 2020**

Year	River Forest Median Value
1950	\$ 20,000+
1960	\$ 34,700
1970	\$ 45,100
1980	\$ 109,700
1990	\$ 256,600
2000	\$ 386,600
2011-2015	\$ 556,400
2012-2016	\$ 574,600
2013-2017	\$ 575,900
2014-2018	\$ 581,900
2015-2019	\$ 596,900
2016-2020	\$ 602,405

Source: U.S. Bureau of the Census. Decennial Census of Population and Housing, 1950, 1960, 1970, 1980, 1990, and 2000. 2006-10, 2011-15, 2012-2016, 2013-2017, 2014-2018, 2015-2019, 2016-2020 American Community Survey 5 Year Estimates.

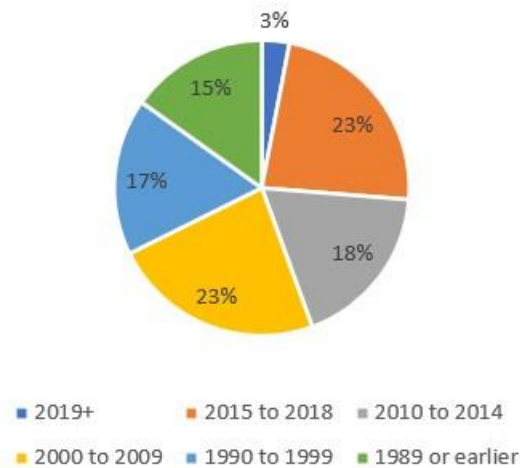
**Table 2 –Median Home Values for Owner-Occupied Units in Cook County, IL**

Townships in Cook County	Median Home Value
Thornton township	\$ 112,000
Calumet township	\$ 113,700
Bloom township	\$ 124,900
Rich township	\$ 157,100
Bremen township	\$ 166,700
Cicero township	\$ 174,400
Worth township	\$ 189,900
Stickney township	\$ 196,100
Proviso township	\$ 209,100
Hanover township	\$ 215,600
Berwyn township	\$ 227,100
Leyden township	\$ 227,300
Palos township	\$ 249,400
Schaumburg township	\$ 266,900
Chicago city	\$ 267,600
Orland township	\$ 276,200
Elk Grove township	\$ 282,800
Lyons township	\$ 285,800
Palatine township	\$ 302,400
Maine township	\$ 305,400
Wheeling township	\$ 311,800
Norwood Park township	\$ 325,800
Niles township	\$ 327,600
Riverside township	\$ 332,800
Lemont township	\$ 382,800
Oak Park township	\$ 403,200
Evanston city	\$ 409,900
Northfield township	\$ 531,300
River Forest township	\$ 604,900
Barrington township	\$ 653,100
New Trier township	\$ 812,600

Source: U.S. Bureau of the Census. 2016-2020 American Community Survey 5 Year Estimates.

There is a second, important housing number to look at - the number of new, young families that move into a neighborhood. From Chart 4 we can see that according to the latest American Community Survey (2016-2020) three percent of people moved into their house in the past year and when you look at the past 5 years (2015-2019) that increases to 26% of all residents. And 44% of the residents have moved into the town within the last 10 years. This is very good news for the school system. Many of these new households will have school-aged children and will replace some of the empty-nesters who were living in the existing house.

Chart 4 - When People Moved Into Their Housing



Source: U.S. Bureau of the Census. American Community Survey 5-Year Estimates 2016-20.

## Population Trends

There has been a slight decrease in population from 2000 to present. The numbers for pre-school aged kids (under 5) are bouncing around without a clear pattern, though they did just take a sizeable uptick in 2020. The numbers for school aged children are not as good, those numbers have been decreasing substantially over the past 20 years. From 2000 where there were 919 children aged 5 to 9. There was a sizeable drop to 808 (a loss of over 100) in ten years to 2010 and then another even bigger drop by 2020 to only 619 children. This is a loss of a third of the kids in 20 years. The number of middle school students is similar to the preschoolers, there doesn't seem to be any set pattern. The number is almost the same as it was in 2010 and has been both higher and lower than it was in 2000 in the past few years.

**Table 3 – Population by Age in River Forest IL 2000-2020**

Age Group	2000	2010	2011-15	2012-16	2013-17	2014-18	2015-19	2016-20
Total	11,635	11,172	11,233	11,217	11,215	11,064	10,970	10,883
Under 5	728	550	653	673	637	664	643	792
5 to 9	919	808	754	653	690	645	656	619
10 to 14	974	887	934	1043	951	939	1035	890
15 to 19	1,003	1,240	1,238	1264	1209	1154	1107	1,087
20 to 24	765	812	653	689	683	654	644	525
25 to 29	372	286	259	320	305	286	280	294
30 to 34	501	327	360	364	282	299	279	567
35 to 39	791	499	563	514	630	671	584	538
40 to 44	1,046	736	675	651	651	579	610	606
45 to 49	1,003	846	732	714	746	804	740	686
50 to 54	828	1,021	1,114	1076	1091	1029	1075	900
55 to 59	607	843	811	859	898	838	811	753
60 to 64	474	727	844	725	671	663	671	742
65+	1,624	1,590	1,643	1672	1771	1839	1835	1,884

Source: U.S. Bureau of the Census. Decennial Census of Population and Housing, 2000, 2010, and American Community Survey 5 Year Estimates 2011-15, 2012-2016, 2013-2017, 2014-2018, 2015-2019, and 2016-2020.

It looks like the number of older adults is increasing. That is to say that 1,884 people over the age of 65 is more than 1,624 people over the age of 65 in 2000. But the other way to look at this is the number of people aged 45-64 in 2000 if they had stayed in their house would in 2020 all be aged 65+. So, in fact the people who are aged 45 or more in 2000 is 4,536 and these would all be 65+ in 2020. Thus, the fact that there are only 1,884 seniors means that 2,652 have either moved or died thus opening up a house for a younger family.

## Causes of Enrollment Change

Total enrollment numbers change when a child either enters or leaves a school. If no one ever moved into or out of an area then the 8<sup>th</sup> grade graduating class would be the same size as the entering kindergarten class. Children enter the school because they either are old enough to join the kindergarten class, they join the public school system instead of their private/parochial school, or they moved into the area from outside. Children leave a school when they move out of the area, their parents decide on alternative schooling options (private or parochial school or home schooling), or in the unlikely event that they die.

In reality though, people move all of the time and thus school enrollments change from year to year due to the difference in class size between the entering kindergarten class and the previous year's graduating class and the number of children who move into or out of the area.

## Enrollment Trends and Student Migration

Enrollment was increasing for 5 years from 2015/16 to 2019/20 when it peaked at 1,467 and has been decreasing for the past 3 years. As you can see from Table 4 that the 5 years of growth were in large part due to net migration into the system. So even when the entering Kindergarten class was much smaller than the exiting eighth grade there was still growth due to the net in-migration.

The net-migration in 2020-21 was only 1 child. This is probably due to Covid, either the quarantining which may have led some to home school their children or households not being able to relocate/sell their houses. In 2021/22 there is some in-migration, about half of the normal number and by 2022/23 it is almost back to normal.

**Table 4 -Enrollment History of River Forest Public Schools 2015/16 to 2022/23**

School Year	K	1	2	3	4	5	6	7	8	K-8	EC	Sp Ed	Total
2015-2016	121	143	144	139	149	173	142	186	165	1362	9	0	1371
2016-2017	103	152	151	151	145	155	173	148	186	1364	17	10	1391
2017-2018	138.	136	156	155	161	156	163	172	152	1389	26	10	1425
2018-2019	102	166	144	171	161	170	156	156	172	1398	27	8	1433
2019-2020	118	116	181	159	185	174	179	161	156	1429	28	10	1467
2020-2021	107	141	119	179	156	177	169	171	162	1381	27	8	1416
2021-2022	101	138	152	124	182	156	170	166	167	1356	31	10	1397
2022-2023	89	139	148	154	127	182	155	168	167	1329	35	10	1374

Table 5 shows the cohort that begins kindergarten in a given September and shows how their class size changes over the years through to graduation in June, nine years later. You can see that there are only 102 kindergarteners in 2011 but by graduation the class size has swelled to 156 students, a net gain of 54. This change is all in-migration to the school. There is a gain of around 50 students over the course of their nine years in school together regardless of which cohort you look at (though the later years are incomplete). You can also see looking at the data this way that some grades have much higher influxes of new students. The largest is the jump from kindergarten to first grade. The large increase from kindergarten to first grade may well be parents sending their children to private/parochial schools for kindergarten and then transferring their children to public schools when they enter first grade.

For most years there is also a nice sized increase each year of the elementary school. Kids are still entering in second, third and fourth grade. There was an increase from fourth to fifth grade in the 2011 cohort through the 2014 cohort and then this fell off and we are now seeing a leveling off or even the loss



of students. This is something that will need to be monitored in the next few years as the data is not yet available to see if this is going to become a negative trend or if it is merely a data blip. The most likely cause is the complete disruption of regular life caused by the Covid pandemic. It could easily be that parents elected to 'home school' children or make some alternative arrangements. Additionally fewer houses were sold so fewer new families moved into the township. It is likely to be a combination of the two.

**Table 5 - Following a Cohort Through the Grades**

Cohort K Entry Year	K	1	2	3	4	5	6	7	8	Net Change
2011- 2012	102	127	128	134	149	155	163	156	156	54
2012- 2013	107	131	130	139	145	156	156	161	162	55
2013- 2014	99	131	144	151	161	170	179	171	167	68
2014- 2015	96	143	151	155	161	174	169	166	167	71
2015- 2016	121	152	156	171	185	177	170	168		47
2016- 2017	103	136	144	159	156	156	155			52
2017- 2018	138	166	181	179	182	182				44
2018- 2019	102	116	119	124	127					25
2019- 2020	118	141	152	154						36
2020- 2021	107	138	148							41
2021- 2022	101	139								38
2022- 2023	89									

Table 6 shows that the enrollment change from one year to another broken out into its component pieces: class size differences between incoming kindergarteners and graduating 8<sup>th</sup> graders, the net migration into or out of the area and the modest changes to the EC and Special Education numbers.

**Table 6 – Components of Annual Enrollment Change 2016/17 to 2022/23**

Transition Year Sept to Sept	Change Total Enrollment	Entering K Vs Exiting 8	Net Student Migration/ Transfer	Change EC	Change Special Education
2016 to 2017	20	-62	64	8	10
2017 to 2018	34	-48	73	9	0
2018 to 2019	8	-50	59	1	-2
2019 to 2020	34	-54	85	1	2
2020 to 2021	-51	-49	1	-1	-2
2021 to 2022	-19	-61	36	4	2
2022 to 2023	-23	-78	51	4	0

As mentioned earlier, there is net growth for the 4 years from 2016/17 to 2019/20 and then the schools start having lower enrollment so by 2022/23 they are almost exactly where they were in 2015/16. Every year the incoming Kindergarten class is smaller than the graduating 8<sup>th</sup> grade. The addition of new children means that either new families with school-aged children have moved in or that families are having additional children. We can rule out the additional children per family though by looking at the data (see Table 7). There are fewer large families (3 or more children) than there were a decade or two decades ago. Instead, more families appear to be having only 1 or 2 children. So the increase in new children entering the school has to be from families moving into the area or pulling their kids from private/parochial school. In either case, they are new families to the school system.

**Table 7 - Family Household Size 2000 through 2020**

	2000	ACS 2007-2011	ACS 2011-2015	ACS 2016-2020
Total Families	2948	2638	2886	2754
2-person households	40%	38%	42%	41%
3-person households	21%	21%	19%	23%
4-person households	22%	23%	30%	28%
5-person households	18%	18%	9%	8%

Source: U.S. Bureau of the Census. Decennial Census of Population and Housing, 2000 and American Community Survey 5-Year Estimates 2007-2011, 2011-15, and 2016-20.

**Table 8 – Annual Enrollment Change By Grade 2015/16 to 2022/23**

Transition Sept to Sept	K-1	1-2	2-3	3-4	4-5	5-6	6-7	7-8	Total
2015 to 2016	31	9	9	7	8	0	4	-1	67
2016 to 2017	31	8	7	6	6	0	6	0	64
2017 to 2018	33	4	4	10	11	8	-1	4	73
2018 to 2019	28	8	15	6	9	0	-7	0	59
2019 to 2020	14	15	15	14	13	9	5	0	85
2020 to 2021	23	3	-2	-3	-8	-5	-8	1	1
2021 to 2022	31	11	5	3	0	-7	-3	-4	36
2022 to 2023	38	10	2	3	0	-1	-2	1	51
Average	28.63	8.5	6.9	5.8	4.9	0.5	-0.8	0.1	54.5

The change from kindergarten to first grade is always a big growth year. There are lots of families who may make alternative decisions about kindergarten or who have just moved into the area to be there when first grade starts. The average for the eight years is an influx of 28.6 students in the transition from kindergarten to first grade. And the number steadily decreases as the kids get older. Thus, there are only 8.5 new students entering between first and second grade. Only 6.9 between second and third grade such that by the time you get to transitions from fifth grade on there is less than 1 additional child.

Covid appears to have had a profound effect on the enrollment numbers for mid to upper grades. The youngest don't seem to be affected. The enrollment changes from 2020 to 2022 for second grade through eighth grade are a net loss. In 2020 second through eighth grade is a loss of 25 students, 2021 is a loss of six students, and 2022 we begin to return to normal with a very modest gain of three students.

## **Enrollment Change in the Individual Schools**

Annual grade-by-grade enrollments for Lincoln and Willard elementary schools and Roosevelt Middle School from 2015 to 2022 are provided in Tables 9, 11 and 13. Tables 10, 12, and 14 show the same data by cohort year instead of by school year. The advantage of the school year is this is the group that you actually have in your building. The advantage of looking at it by cohort is that you can more easily see where new students have been added or students have left.

**Lincoln Elementary School** was going through a growth phase for the first three to four years and then in 2019 the numbers started decreasing. By September 2022 the school was 58 students less than at its height of 403 students and had lost all of the gains from 2015.

The incoming class of 2018 was dramatically smaller than the other classes and that small class size has continued to bring down the numbers for the subsequent five years as the students go through the school. When you look at Table 10 you can see that the 2018 class of only 48 initial kindergarteners in fact grows by 14 students which is a little lower rate than the other classes. But it is really the fact that the initial class had only 48 students versus a class size of 62 or 72 like the classes above and below it that makes the school size smaller.

**Table 9 –Enrollment History of Lincoln Elementary School 2015/16 to 2022/23**

School Year	K	1	2	3	4	K-4	EC	Sp Ed	Total
2015-2016	69	83	75	81	83	391	0	0	391
2016-2017	64	78	88	81	86	397	0	0	397
2017-2018	72	79	80	89	83	403	0	0	403
2018-2019	48	89	83	89	93	402	0	0	402
2019-2020	63	54	93	90	91	391	0	0	391
2020-2021	61	68	56	89	86	360	0	0	360
2021-2022	55	77	72	58	91	353	0	0	353
2022-2023	52	77	82	72	62	345	0	0	345

**Table 10 - Cohort Enrollment Changes at Lincoln Elementary School**

Cohort	K	1	2	3	4	Net Change
2015-2016	69	78	80	89	91	22
2016-2017	64	79	83	90	86	22
2017-2018	72	89	93	89	91	19
2018-2019	48	54	56	58	62	14
2019-2020	63	68	72	72		9
2020-2021	61	77	82			21
2021-2022	55	77				22
2022-2023	52					

**Willard Elementary School**, like Lincoln, went through a growth phase for the first four years and then in 2020 the numbers started decreasing. By September 2022 the school was 49 students less than at its height of 396 students. Though it was still 33 students above where it had been in 2015.

Table 12 shows that the incoming classes of 2016 and 2022 are dramatically smaller than the other classes. But unlike at Lincoln the 2016 cohort has some larger additions making their class size ‘average’. And in fact, by fourth grade the 2016 cohort is larger than the 2018 cohort that started out 15 children larger. The 2022 class we won’t know about for several years.

**Table 11 – Enrollment History of Willard Elementary School 2015/16 to 2022/23**

School Year	K	1	2	3	4	K-4	EC	Sp Ed	Total
2015-2016	52	60	69	58	66	305	9	0	314
2016-2017	39	74	63	70	59	305	17	0	322
2017-2018	66	57	76	66	78	343	26	0	369
2018-2019	54	77	61	82	68	342	27	0	369
2019-2020	55	62	88	69	94	368	28	0	396
2020-2021	46	73	63	90	70	342	27	0	369
2021-2022	46	61	80	66	91	344	31	0	375
2022-2023	37	62	66	82	65	312	35	0	347

**Table 12 – Cohort Enrollment Changes at Willard Elementary School**

Cohort	K	1	2	3	4	Net Change
2015-2016	52	74	76	82	94	42
2016-2017	39	57	61	69	70	31
2017-2018	66	77	88	90	91	25
2018-2019	54	62	63	66	65	11
2019-2020	55	73	80	82		27
2020-2021	46	61	66			20
2021-2022	46	62				16
2022-2023	37					347

**Roosevelt Middle School**, unlike the two elementary schools the total enrollment figures for the middle school are remarkably consistent across time. Over the eight years the total enrollment varied by only 36 students (from a low of 643 in 2017 to a high of 679 in 2020). When you look at the four grades in a given school year there is a lot of variation from the size of one to the size of the other (easily 30-40 students). But when you look at **Table 14** you can see that there is almost no change in class size once you get to fifth grade. The one exception is that there seems to be a small drop between sixth and seventh grade, we see this in all but one year (2017's cohort).

**Table 13 – Enrollment History of Roosevelt Middle School 2015/16 to 2022/23**

School Year	5	6	7	8	5-8	Sp Ed	Total
2015-2016	173	142	186	165	666	0	666
2016-2017	155	173	148	186	662	0	662
2017-2018	156	163	172	152	643	0	643
2018-2019	170	156	156	172	654	0	654
2019-2020	174	179	161	156	670	0	670
2020-2021	177	169	171	162	679	0	679
2021-2022	156	170	166	167	659	0	659
2022-2023	182	155	168	167	672	0	672

**Table 14 – Cohort Enrollment Changes Roosevelt Middle School**

School Year	5	6	7	8	Net Change
2015-2016	173	173	172	172	1
2016-2017	155	163	156	156	1
2017-2018	156	156	161	162	6
2018-2019	170	179	171	167	-3
2019-2020	174	169	166	167	-7
2020-2021	177	170	168		-9
2021-2022	156	155			-1
2022-2023	182				

Tables 15, 16, 17 show the change in total enrollment from one year to the next. This takes us back to the introduction where we discussed that school enrollment is comprised of the number of new students in/out of the school and the difference in size between the new incoming class and last year's graduating class. So, in these tables the first column of data tells the net difference in enrollment, which is really the bottom line. The second column tells the change from this year's entering class and last year's graduating class. The third column is the number of students who entered the school in any of the grades to net out this difference. If you want to see which grades they entered you can consult one of the above tables where this is laid out in full detail. There was no material difference in EC or Special Education students, so I am not including them in this report.

Table 15 – as was noted earlier, there is an increase in enrollment for the first two years and then a steady decrease in enrollment with a large drop from 2019 to 2020. This is the beginning of the Covid pandemic and may well explain the size of the drop, though probably there would have been a decrease just a smaller one. The drop in the entering kindergarten versus the graduating fourth grade was comparable to the grades from 2017 to 2021. The difference is that instead of gaining twenty to thirty students, as was true in other years, in 2019-2020 there was the unprecedented net loss of one student. If the in-migration had been akin to other years, then the drop of 31 students would have been much lower and more similar to the years around it.



**Table 15 – Components of Annual Enrollment Change Lincoln Elementary School: September 2015 to September 2022**

Transition Sept to Sept	Change Total Enrollment	Entering K vs Exiting 4	Net Student Migration/Transfer
2015 to 2016	4	-19	23
2016 to 2017	6	-14	20
2017 to 2018	-1	-35	34
2018 to 2019	-11	-30	19
2019 to 2020	-31	-30	-1
2020 to 2021	-7	-31	24
2021 to 2022	-8	-39	31

**Table 16 – Components of Annual Enrollment Change Willard Elementary School: September 2015 to September 2022**

Transition Sept to Sept	Change Total Enrollment	Entering K vs Exiting 4	Net Student Migration/Transfer
2015 to 2016	0	-27	27
2016 to 2017	38	7	31
2017 to 2018	-1	-24	23
2018 to 2019	26	-13	39
2019 to 2020	-26	-48	22
2020 to 2021	2	-24	26
2021 to 2022	-32	-54	22

The thing most striking about Table 17 is how many years show a net out-migration of students. This is a very rare occurrence in the elementary schools whereas in the middle school it happens in four of the seven years. And it isn't just one or two students, there are twelve and fourteen students who leave in 2019-2021, this may be attributable to Covid however.

These numbers look much more 'lumpy'. It's hard to see why the changes in enrollment or the differences in entering vs graduating classes vary so widely. Table 14 helps smooth these out and explain that in fact different class cohorts are stable but they are different sizes one from another and thus create lumps as larger classes go through.

**Table 17 – Components of Annual Enrollment Change Roosevelt Middle School September 2015 to September 2022**

Transition Sept to Sept	Change Total Enrollment	Entering 5 vs Exiting 8	Net Student Migration/Transfer
2015 to 2016	-4	-10	6
2016 to 2017	-19	-30	11
2017 to 2018	11	18	-7
2018 to 2019	16	2	14
2019 to 2020	9	21	-12
2020 to 2021	-20	-6	-14
2021 to 2022	13	15	-2

Another way of looking at Tables 10, 12, and 14 is to look at where it is that we see new students joining a grade. Tables 10, 12, and 14 are looking at the class size whereas tables 18, 19, and 20 are looking at the net differences from year to year.

The striking thing in Table 18 is the loss of students in 2019-2020, which we believe to be attributable to the Covid pandemic. The other interesting thing to note is that though children join the school in every grade the number of them decreases over time. The kindergarten to first grade is particularly high and is potentially caused by a different mechanism (parents choosing full-day kindergarten), but there are still students joining in second, third and even fourth grade.

**Table 18 – Net Annual Student Migration/Transfer Lincoln 2015-2022**

Transition Sept to Sept	K to 1 <sup>st</sup>	1 <sup>st</sup> to 2 <sup>nd</sup>	2 <sup>nd</sup> to 3 <sup>rd</sup>	3 <sup>rd</sup> to 4 <sup>th</sup>	Total
2015 to 2016	9	5	6	5	25
2016 to 2017	15	2	1	2	20
2017 to 2018	17	4	9	4	34
2018 to 2019	6	4	7	2	19
2019 to 2020	5	2	-4	-4	-1
2020 to 2021	16	4	2	2	24
2021 to 2022	22	5	0	4	31
Average	12.9	3.7	3.0	2.1	21.7

In comparing Table 18 to Table 19 you see how much more growth there was at Willard elementary as opposed to Lincoln elementary. On average there were 5.4 more children added to Willard every year (27.1 versus 21.7). You still see a decrease as the grades go up but the number of first graders added is higher as are the numbers for each of the other grades.

**Table 19 – Net Annual Student Migration/Transfer Willard 2015-2022**

Transition Sept to Sept	K to 1 <sup>st</sup>	1 <sup>st</sup> to 2 <sup>nd</sup>	2 <sup>nd</sup> to 3 <sup>rd</sup>	3 <sup>rd</sup> to 4 <sup>th</sup>	Total
2015 to 2016	22	3	1	1	27
2016 to 2017	18	2	3	8	31
2017 to 2018	11	4	6	2	23
2018 to 2019	8	11	8	12	39
2019 to 2020	18	1	2	1	22
2020 to 2021	15	7	3	1	26
2021 to 2022	16	5	2	-1	22
Average	15.4	4.7	3.6	3.4	27.1

When we turn our attention to the Middle School, things are less rosy. There are many instances of more children leaving school than those entering school. It is not contained to a specific year (for example 2020) nor is it a single grade. There are students who leave between fifth and sixth grade, between sixth and seventh grade and even a few who leave between seventh and eighth.

**Table 20 – Net Annual Student Migration/Transfer Roosevelt 2015-2022**

Transition Sept to Sept	5th to 6th	6th to 7th	7th to 8th	Total
2015 to 2016	0	6	0	6
2016 to 2017	8	-1	4	11
2017 to 2018	0	-7	0	-7
2018 to 2019	9	5	0	14
2019 to 2020	-5	-8	1	-12
2020 to 2021	-7	-3	-4	-14
2021 to 2022	-1	-2	1	-2
Average	.6	-1.4	0.3	-0.6

## The Enrollment Future of District 90

When building projections for student enrollment the first piece of information you need is total population estimates. I turned first to the Chicago Metropolitan Agency for Planning. They have created township based (Minor Civil Divisions or MCD) forecasts for 5-year increments starting in 2015 and running until 2050 (see Table 21)

**Table 21 – CMAP Household and Population Projections 2015 to 2050**

	Households	Population	Average Household Size
2015	4,013	10,293	2.56
2020	4,246	10,709	2.52
2025	4,509	11,127	2.46
2030	4,807	11,604	2.41
2035	5,103	12,137	2.37
2040	5,211	12,319	2.36
2045	5,225	12,319	2.36
2050	5,227	12,319	2.36

Chicago Metropolitan Agency for Planning Forecasts for Minor Civil Divisions (MCDs), 2018.

There are some serious concerns with these numbers. First, they show an increase of over 1,200 households in the thirty-five years covered by their report. But as was mentioned earlier and in the previous report, there is very little land left to be built up to house 33% more families. The projected number for 2020 was 4,246 but in fact the actual number from the US Census Bureau's American Community Survey is only 4,040. A much more modest increase (27 households as opposed to 233).

It seems that the only way to accommodate this many new households would be some significant zoning changes. Either single family homes could be replaced with multiple units in the same location (either subdivide the property to create 2 or more stand-alone houses, build or convert the unit to a duplex, or build a multi-unit home instead of an existing home. The other option would be to convert office or industrial space to residential usage.

The other issue with this data is that the household numbers are increasing faster than the population numbers which means that the actual household size is going down. To have a drop of household size of 10% either more households are getting older so they are becoming empty nesters and the 'family' is smaller, the housing units are smaller so you can't have as many children and thus only smaller families are choosing to move in or people are choosing to be childless or have fewer children.

Instead of this option we used our own Projections which are based on the US Census Bureau's American Community Survey trends. We have already taken into account the changes in fertility, birth and death rates as well as migration. Those are all primary components of the projection model that we have built. Below in Table 22 are our proposed population changes.

**Table 22 – GeoLytics Population Projections 2022 to 2035**

	Total Population	Aged 0-4	Aged 5-9
2022	11,068	697	741
2027	10,980	617	707
2032	10,991	589	673
2035	10,981	593	677

GeoLytics Extended Premium Estimates 2022, 2027, 2032, 2035

Our numbers show a stable total population over the next 13 years with some fluctuations in the preschool aged cohort. There is a decrease over the next 13 years of preschoolers entering the township. The school aged children also show a drop but not as significantly. And then you look at them by cohort the you see that there is in fact growth from new families moving.

**Table 23 – GeoLytics Population Projections by cohort**

	Total Population	Aged 0-4	Aged 5-9	Net Change
2022	11,068	697	707	10
2027	10,980	617	673	56
2032	10,991	589	677	88

GeoLytics Extended Premium Estimates 2022, 2027, 2032, 2035

To build out annual class numbers we then ran the annual projections for ages 0-4 and then 5-9 as shown in Table 24.

**Table 24 – GeoLytics Population Projections 2022 to 2035**

	Aged 0-4	Aged 5-9
2022	697	741
2023	663	740
2024	641	738
2025	637	721
2026	622	714
2027	617	707
2028	609	702
2029	591	697
2030	594	682
2031	593	677
2032	589	673
2033	580	661
2034	580	660
2035	593	677

GeoLytics Extended Premium Estimates 2022 through 2035

In building the school enrollment model we look at the children aged 0-4 who are five years out, these will be the incoming elementary school children and we compare them to the projections for those aged 5-9 five years later to see about the growth in the cohort over the course of the 5 years. The other important weight that we use is to go back to Tables 18, 19, and 20 to determine the average growth rate per grade for that particular school.

When creating Series A (low), Series B (anticipated) and Series C (high) projections we used the same initial input numbers for the total population. But there are a few numbers that were altered. First the number of students entering the average grade (Tables 18, 19, and 20). For the average (B) we used those numbers, for the low (A) we dropped the highest two of the seven years and re-averaged the number and then instead added that number and for the high (C) we dropped the lowest two of the seven years and re-averaged the number and then instead added that number. Another change in the high number (C) was that we ignored what we believe to be the 'Covid' effect on the numbers and used some of the pre-Covid numbers. This was especially true in the Roosevelt numbers from Table 20. We felt that now that schools are operating mostly normally and the real estate market has recovered that the numbers should start to pick up. For the low number (A) we assumed that it isn't just Covid but that the economic issues that the pandemic created and the instabilities will stay with us and we continued this negative trend. Hopefully this will not happen, but it needs to be included in a 'low' version.

In the Low (A) version the total school enrollment for each school is about the same as the lowest average enrollment for the past eight years.

**Table 25 – Lincoln Elementary Projections LOW (A) 2023/24 to 2027/28**

	K	1	2	3	4	Total
2022-2023	52	77	82	72	62	345
2023-2024	46	62	80	84	74	346
2024-2025	61	56	65	82	86	350
2025-2026	59	71	59	67	84	340
2026-2027	61	69	74	61	69	334
2027-2028	48	71	72	76	63	330

**Table 26 – Willard Elementary Projections LOW (A) 2023/24 to 2027/28**

	K	1	2	3	4	Total
2022-2023	37	62	66	82	65	312
2023-2024	34	51	65	68	83	301
2024-2025	49	48	54	67	69	287
2025-2026	52	63	51	56	68	290
2026-2027	50	66	66	53	57	292
2027-2028	40	64	69	68	54	295

**Table 27 – Roosevelt Middle School Projections LOW (A) 2023/24 - 2032/2033**

	5	6	7	8	Total
2022-2023	182	155	168	167	672
2023-2024	127	181	153	168	629
2024-2025	157	126	179	153	615
2025-2026	155	156	124	179	614
2026-2027	152	154	154	124	584
2027-2028	126	151	152	154	583
2028-2029	117	125	149	152	543
2029-2030	147	116	123	149	535
2030-2031	148	146	114	123	531
2031-2032	148	147	144	114	553
2032-2033	125	147	145	144	561



In the Average (B) version the total school enrollment for each school is about the same as the average enrollment for the past eight years.

**Table 28 – Lincoln Elementary Projections EXPECTED (B) 2023/24 to 2027/28**

	K	1	2	3	4	Total
2022-2023	52	77	82	72	62	345
2023-2024	58	65	81	85	74	363
2024-2025	62	71	69	84	87	373
2025-2026	59	75	75	72	86	367
2026-2027	61	72	79	78	74	364
2027-2028	55	74	76	82	81	368

**Table 29 – Willard Elementary Projections EXPECTED (B) 2023/24 to 2027/28**

	K	1	2	3	4	Total
2022-2023	37	62	66	82	65	312
2023-2024	44	52	67	70	85	318
2024-2025	50	59	57	71	73	310
2025-2026	52	65	64	61	74	316
2026-2027	46	67	70	68	64	315
2027-2028	48	61	72	74	71	326

**Table 30 – Roosevelt Middle School Projections EXPECTED (B) 2023/24 to 2032/2033**

	5	6	7	8	Total
2022-2023	182	155	168	167	672
2023-2024	127	183	154	168	632
2024-2025	159	128	182	154	623
2025-2026	160	160	127	182	629
2026-2027	160	161	159	127	607
2027-2028	138	161	160	159	618
2028-2029	152	139	160	160	611
2029-2030	162	153	138	160	613
2030-2031	161	163	152	138	614
2031-2032	157	162	162	152	633
2032-2033	153	158	161	162	634

In the High (C) version the total school enrollment for each school is about the same as the highest average enrollment for the past eight years.

**Table 31 – Lincoln Elementary Projections HIGH (C) 2023/24 to 2027/28**

	K	1	2	3	4	Total
2022-2023	52	77	82	72	62	345
2023-2024	65	68	81	87	75	376
2024-2025	61	81	72	86	90	390
2025-2026	59	77	85	77	89	387
2026-2027	61	75	81	90	80	387
2027-2028	57	77	79	86	93	392

**Table 32 – Willard Elementary Projections HIGH (C) 2023/24 to 2027/28**

	K	1	2	3	4	Total
2022-2023	37	62	66	82	65	312
2023-2024	52	55	68	70	86	331
2024-2025	49	70	61	72	74	326
2025-2026	52	67	76	65	76	336
2026-2027	50	70	73	80	69	342
2027-2028	48	68	76	77	84	353

**Table 33 – Roosevelt Middle School Projections HIGH (C) 2023/24 -2032/2033**

	5	6	7	8	Total
2022-2023	182	155	168	167	672
2023-2024	133	190	161	171	655
2024-2025	167	141	196	164	668
2025-2026	170	175	147	199	691
2026-2027	171	178	181	150	680
2027-2028	155	179	184	184	702
2028-2029	183	163	185	187	718
2029-2030	176	191	169	188	724
2030-2031	177	184	197	172	730
2031-2032	177	185	190	200	752
2032-2033	171	185	191	193	740

**Table 34 – District Projections by Grade LOW (A) 2023/24 to 2032/33**

	K	1	2	3	4	5	6	7	8	Total
2022-2023	89	139	148	154	127	182	155	168	167	1329
2023-2024	80	113	145	152	157	127	181	153	168	1276
2024-2025	110	104	119	149	155	157	126	179	153	1252
2025-2026	111	134	110	123	152	155	156	124	179	1244
2026-2027	111	135	140	114	126	152	154	154	124	1210
2027-2028	88	135	141	144	117	126	151	152	154	1208
2028-2029	96	112	141	145	147	117	125	149	152	1184
2029-2030	98	122	118	145	148	147	116	123	149	1166
2030-2031	97	121	128	122	148	148	146	114	123	1147
2031-2032	99	123	127	132	125	148	147	144	114	1159
2032-2033	101	125	129	131	135	125	147	145	144	1182

**Table 35 – District Projections by Grade EXPECTED (B) 2023/24 to 2032/33**

	K	1	2	3	4	5	6	7	8	Total
2022-2023	89	139	148	154	127	182	155	168	167	1329
2023-2024	102	117	148	155	159	131	183	154	168	1317
2024-2025	112	130	126	155	160	163	132	182	154	1314
2025-2026	111	140	139	133	160	164	164	131	182	1324
2026-2027	107	139	149	146	138	164	165	163	131	1302
2027-2028	103	135	148	156	152	142	165	164	163	1328
2028-2029	96	131	144	155	162	116	143	164	164	1275
2029-2030	103	124	140	151	161	164	117	142	164	1266
2030-2031	99	131	133	147	157	165	165	116	142	1255
2031-2032	101	127	140	140	153	165	166	164	116	1272
2032-2033	103	129	136	147	145	142	166	165	164	1297

**Table 36 – District Projections by Grade HIGH (C) 2023/24 to 2032/33**

	K	1	2	3	4	5	6	7	8	Total
2022-2023	89	139	148	154	127	182	155	168	167	1329
2023-2024	117	123	149	157	161	133	190	161	171	1362
2024-2025	114	151	133	158	164	167	141	196	164	1388
2025-2026	112	144	161	142	165	170	175	147	199	1415
2026-2027	111	145	154	170	149	171	178	181	150	1409
2027-2028	105	145	155	163	177	155	179	184	184	1447
2028-2029	98	139	155	164	170	183	163	185	187	1444
2029-2030	104	132	149	164	171	176	191	169	188	1444
2030-2031	100	138	142	158	171	177	184	197	172	1439
2031-2032	102	134	148	151	165	177	185	190	200	1452
2032-2033	104	136	144	157	158	171	185	191	193	1439

The actual annual projected number for each school by grade is in their respective tables and I've already described the basic manner for calculating them. But I would like to talk about the total enrollment at each school, focusing on the Average (B), which I believe is the most likely.

Projecting the enrollment numbers for the Middle School for the next five years can be done with some certainty because these students are already enrolled in one of the two elementary schools in the system. The unknown piece is how many new students will enter the school. This of course, is tricky and explains the low, average, high version of the estimates. Low is based on the past few years' negative enrollment; Average is continuing on with what has been normal and High is going back to the growth model that had been occurring seven or eight years ago.

Determining what the size of the incoming kindergarten class will be is the most complicated. The other numbers can be modeled based upon this number and the three variations of the low, average, and high class weights. For this we had to rely heavily on the population projections and their fluctuating numbers to determine likely entry class size.

In the Low (A) version we kept the ill effects on enrollment for another year, had some recovery from built up potential and then had it settle back to the low average.

In the Average (B) version we recovered from the built-up potential from Covid next year and for the next few years and then settled back to the average numbers. There are some fluctuations because of the fluctuations that we see in the population estimates for 0-4 and 5-9 year olds.

In the High (C) version we recover all of the lost potential from Covid in the next few years and then settle back down to the higher average numbers. There is still some fluctuations because of the population estimates fluctuations.

We expect the school district enrollment to be slightly less but very steady at about the 1,300 student level.

## **Concluding Remarks**

With projections there are no guarantees and none of us can know the future. Who would have predicted the Covid pandemic or other disasters that have befallen us. We have tried to amass the best information available and use our best professional judgement and techniques to build the strongest model with the most reasonable scenarios included. There will always be unforeseeable events so these projections should be monitored and verified annually to make necessary alterations.

We hope that the projections and other demographic information in this report will be helpful to the District 90 Board of Education, administrators, teachers, and concerned citizens as you all plan for the future space and staff needs for your schools.

Katia Segre Cohen, MA  
GeoLytics, Inc., Branchburg, NJ  
October 2022

1302 N Franklin Av

River Forest, IL

March 27, 2024

River Forest Zoning Board of Appeals

400 Park Av.

River Forest, IL 60305

Re: Opposition to Re-/Zoning

Ladies and Gentlemen:

My wife and I have been residents of River Forest for 52 years. We were shocked to learn that the ZBA is considering zoning amendments that conflict with the River Forest 2019 Comprehensive Plan "Core Objectives" in significant ways.

Why would you as residents of our Village even listen to outsiders with their conflicting plans to undo the 2019 Plan that provided for an orderly re-development that all of us were relying on?

We cannot understand why you would even consider adopting their agenda when, as officials of our Village government, you are sworn to advance the best interests of River Forest.

We therefore urge all of you, as our representatives, to do the right thing for River Forest and refuse to co-operate with those who would undermine the future of our great village.

Very truly yours,

*Donald A. Straub - Anna M. Straub*

Donald A. and Anna M. Straub

**From:** [Kimberly Kane](#)  
**To:** [Cliff Radatz](#)  
**Cc:** [Jessica Spencer](#)  
**Subject:** FW: [External] Attn: Zoning Board of Appeals Members  
**Date:** Monday, April 8, 2024 8:31:25 AM

---

FYI

Thank you,

Kim Kane  
Building Permit Clerk  
Village of River Forest  
400 Park Avenue  
River Forest, IL 60305  
708-714-3552  
[kkane@vrf.us](mailto:kkane@vrf.us)

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**From:** Olivia Denton Koopman [REDACTED] >  
**Sent:** Sunday, April 7, 2024 3:59 PM  
**To:** Building <Building@vrf.us>  
**Subject:** [External] Attn: Zoning Board of Appeals Members

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

We understand the voice of the residents against re-zoning may appear louder, however, we support the village in moving forward with the proposed zoning amendments.

We believe this will be in the best interest of existing residents and new, alike. Cathy's message in the latest newsletter was well said and dispelled many of the rumors going around.

I hope the plethora of signs does not dissuade the board from enacting the changes set forth following Houseal Lavigne's analysis.

Thank you for your time and consideration,

Olivia & Peter Koopman  
7614 Washington Blvd

April 8, 2024

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

Submitted via email Clifford Radatz at [cradatz@vrf.us](mailto:cradatz@vrf.us)

**PUBLIC COMMENT:** Agenda Item on 4/11/2024 re: Commercial District Zoning Regulations

Members of the Zoning Board of Appeals,

My name is Angie Grover. My family and I have lived at 7617 Vine Street in River Forest for the last 11 years. I appreciate your public service and respectfully submit the following statement.

Almost exactly a year ago today on April 5, 2023, I wrote to weigh in on the proposed changes to the Village's Commercial District Zoning Regulations. At that point, the changes were being positioned as the Madison Street Redevelopment Plan (Item #7a).

I am concerned that **none** of the issues that I, or my neighbors, continue to raise have been addressed in a meaningful way. I find myself reiterating my concerns again here as you review what is being described as a "code update" not a specific redevelopment plan. These changes would impact my block including—

1. Changing Building Height – I do not support increasing the building height limit from 30 feet to 50 feet on Madison Avenue. Since the village has a long track record of giving variances, this change would become the new floor not the ceiling. Development on Madison at the increased height would overshadow the neighbors to the north across the alley and provide sight lines all the way to Vine Street. There are no similar buildings for more than a mile in either direction.
2. Parking – Density and parking go hand in hand. Based on the proposal, there should be sufficient parking for visitors and potential commercial uses that does not encroach on residential properties or the already crowded streets.
3. Traffic – The stretch of road between Madison and Vine on Ashland has become increasingly hard to navigate safely and that is without any additional density. Parking on the north side of Madison makes turning at the corner of Ashland and Madison near impossible. I am thankful the Village responded our concerns for the safety of more than 40 children in our six-block radius and placed a stop sign at Ashland and Vine. Please continue to make this a priority.

Thank you for taking these comments into the record and for seriously considering the impact of your decisions on the people who have chosen to live here.

With regard,

  
Angie Grover  
7617 Vine Street  
River Forest 60305

████████████████████

**From:** [J Conmy](#)  
**To:** [Cliff Radatz](#)  
**Subject:** [External] Zoning Board Meeting  
**Date:** Tuesday, April 9, 2024 8:43:12 AM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Radatz,

Since the ZBA meeting has been moved to a location that is not accessible to my elderly self, I would like to enter the following public comment:

Members of the Zoning Board,

My name is John Conmy and I have lived at 23 Keystone for more than 40 years, and my family has lived in the Village since 1935, so I have a broad view of the Village and its changes.

I object to the blanket zoning change to 5 story buildings, since the old process of looking at each project individually has worked quite well over the years. But I am vigorously opposed to the inclusion of Studio units and the reduction of parking spaces required from 2 to 1 per unit. If I wanted to live in a congested area like Oak Park, I would move there. Unless there is a single occupant of any sized unit, it is safe to assume that there will be multiple cars associated to each unit, which raises the question of parking. Will this lead to overnight street parking? Tht would be a disaster.



**From:** [Jessica Spencer](#)  
**To:** [Cliff Radatz](#)  
**Subject:** FW: [External] Fwd: A perspective on RF Zoning changes  
**Date:** Tuesday, April 9, 2024 3:16:31 PM  
**Attachments:** [image001.png](#)

Jessica Spencer  
Assistant Village Administrator  
Village of River Forest  
[jspencer@vrf.us](mailto:jspencer@vrf.us)  
(708) 714-3520



**From:** Cathy Adduci <[REDACTED]>  
**Sent:** Monday, April 8, 2024 4:49 PM  
**To:** Matthew Walsh <mw Walsh@vrf.us>; Jessica Spencer <Jspencer@vrf.us>  
**Subject:** [External] Fwd: A perspective on RF Zoning changes

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Please share this email with the ZBA, the EDC and the Village Board today!

Please let them know that Kris is a member of the D90 School Board.

----- Forwarded message -----

**From:** Kristine Mackey <[REDACTED]>  
**Date:** Thu, Apr 4, 2024 at 8:00 AM  
**Subject:** A perspective on RF Zoning changes  
**To:** <[REDACTED]>

Friends,

I am supporting the village's proposed commercial corridors' zoning modifications and updates noted below. There are some of our neighbors who are opposed. I have carefully considered those arguments and have come to the conclusion nonetheless that we should support the changes in order to:

- 1. ensure adequate and diverse revenue sources for our schools**—especially because of
  - a. recent D90 program expansions (FDK & early intervention classes) and
  - b. the potential risk to current revenue streams (ie proposed rollback/decrease of the grocery sales tax which is projected to affect RF village revenue negatively by more than \$1M annually, of which schools receive approx 75%).
  - c. Multiple-year deficit spending in D90 and no referendum for schools' tax increase in 16 years —potentially increasing financial risk
- 2. ensure modern, state of the art, attractive, walkable commercial zones (mixed-use)** which attract today's buyers and keeps RF competitive with peer suburbs, thus strengthening property values for homeowners.

Key proposed changes which majority reputable developers expect:

- From approx 3 story max to 4.5 story max (described as from 30 ft to 50 ft in height) for the Madison corridor; at the Lake & North corridors from 50 ft to 65 ft ( or 4 stories to 7 stories)
- From required 2.5 to 1.5, dedicated parking spaces per unit
- From 1 separate bedroom required to 0 but with minimum sf requirement

Commercial districts include:

Madison St corridor (north side)between Ashland & Thatcher  
Lake St corridor, (south side)  
North Ave corridor (south side)

Notably the vacant lot owned by the village at Madison & Ashland has already attracted developers but only if zoning changes; that area/site seems to be the catalyst for opposition.

One Perspective

The wonderful programs and services we enjoy in RF must be funded. The fairest way is via a mix of revenue sources. Thoughtful development of our minimal commercial spaces is not a 1x task but must evolve with the times and the people's needs. Our zoning rules have not been modernized/updated for many years. These proposed changes both maximize land use revenues and modernize the village in ways that meet today's way of living and the current and future needs of our important institutions.

Thank you for reading this and for caring about our village.

Please feel free to share my note if helpful.

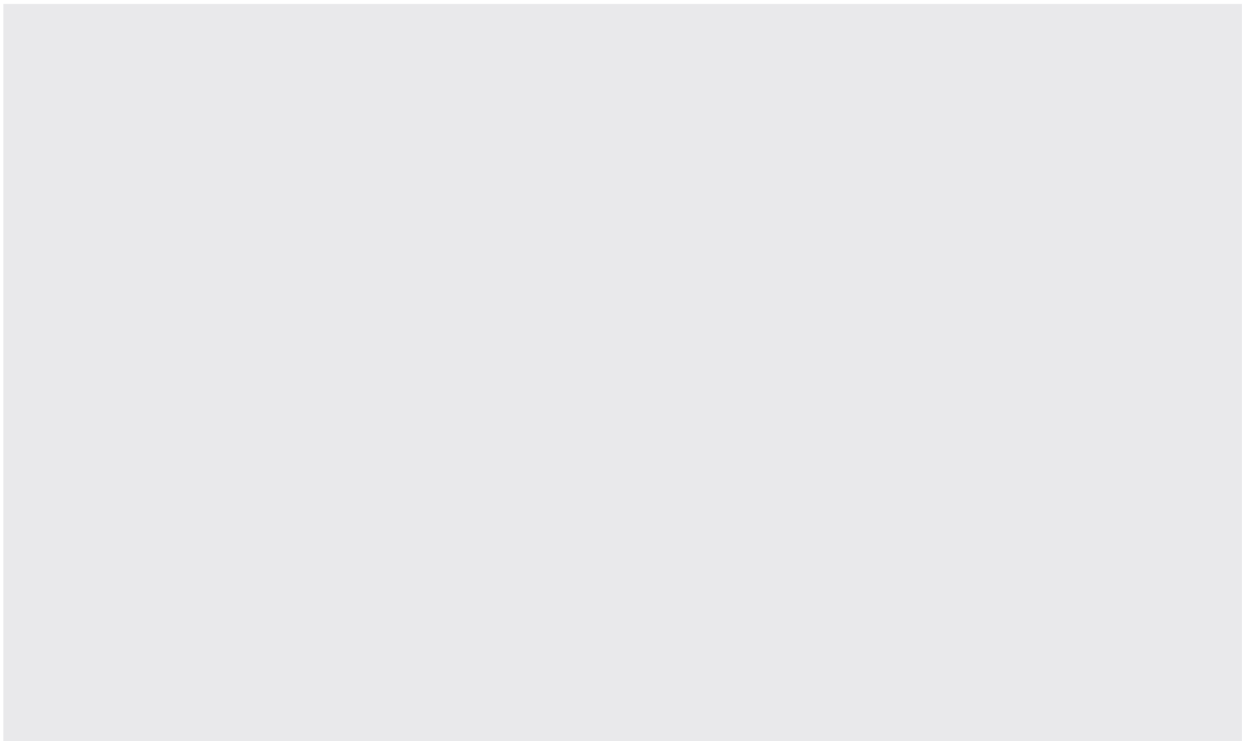
Best,  
Kris



[River Forest exploring zoning changes - Wednesday Journal](#)  
[oakpark.com](http://oakpark.com)



[River Forest loosens zoning rules - Wednesday Journal](#)  
[oakpark.com](http://oakpark.com)





**One Thing People Will Still Splurge on When They Move to the 'Burbs**  
[slate.com](http://slate.com)