



## **RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA**

A meeting of the River Forest Development Review Board will be held on Thursday, November 7, 2024, at 7:30 P.M. in First Floor Community Room of the Village Hall, 400 Park Avenue, River Forest, Illinois.

*You may submit your public comments via email in advance of the meeting to: Matt Walsh at [mwalsh@vrf.us](mailto:mwalsh@vrf.us). You may view or listen to the meeting by participating online or via telephone. Join the meeting at <https://us02web.zoom.us/j/83409283918> using meeting ID: 834 0928 3918, or call 312-626-6799 and use meeting ID: 834 0928 3918.*

*The Pre-Filing Meetings below are one of many public meetings required for the proposed projects. Future public hearings will require public notifications as described in the Village Code. Learn more about the Planned Development process on the [Village Website](#).*

- I. Call to Order/Roll Call
- II. Public Comment
- III. Pre-filing Meeting and Consideration of Request for Application Requirement Waivers: Proposed Planned Development – 7715 Greenfield Street (Constitution Park – River Forest Park District)
- IV. Pre-filing Meeting and Consideration of Request for Application Requirement Waivers: Proposed Planned Development – 615 Lathrop Avenue (River Forest Tennis Club)
- V. Adjournment



# River Forest Park District

September 1, 2024

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

## Applicant Information

To Whom It May Concern,

### **Project Address**

Constitution Park  
7715 Greenfield Street  
River Forest, Illinois 60305

### **Property Owner & Applicant**

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

#### **President**

Mike Grant

[mgrant@rfparks.com](mailto:mgrant@rfparks.com)

Executive Director

Michael Sletten

[msletten@rfparks.com](mailto:msletten@rfparks.com)

### **Design Firm**

#### **JSD**

Lori Vierow, Senior Landscape Architect

[Lori.vierow@jsdinc.com](mailto:Lori.vierow@jsdinc.com)

Sincerely,

Mike Grant  
President



# River Forest Park District

September 1, 2024

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

## Introduction to the Proposed Development

To Whom It May Concern,

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

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

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

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

Sincerely,

Mike Grant  
President



# River Forest Park District

September 1, 2024

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

## Statement Indicating Compliance with the Village of River Forest Comprehensive Plan

To Whom It May Concern,

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

### Core Community Principles:

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

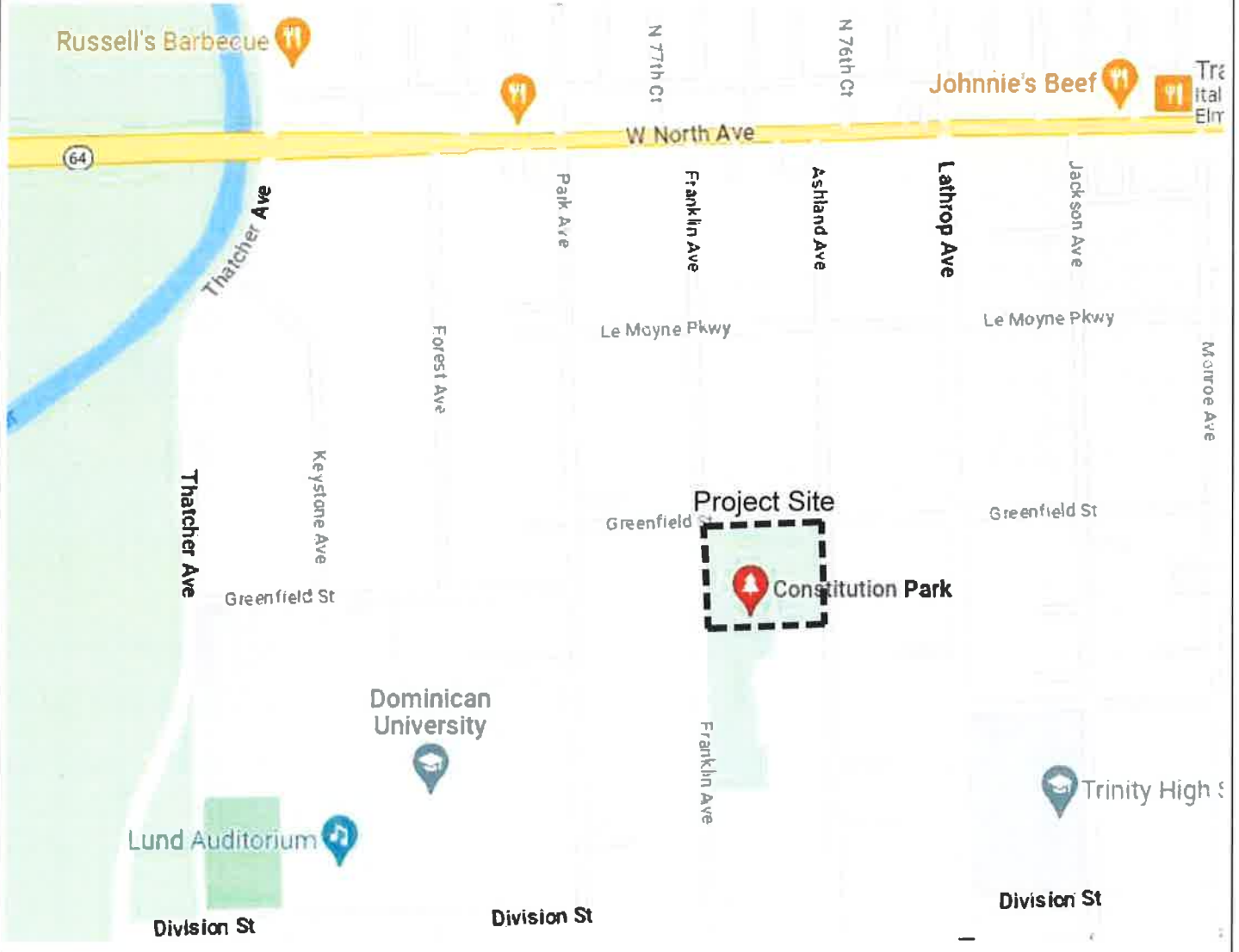
### Land Use & Development Core Objectives

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

Sincerely,

Mike Grant  
President

## Location Map

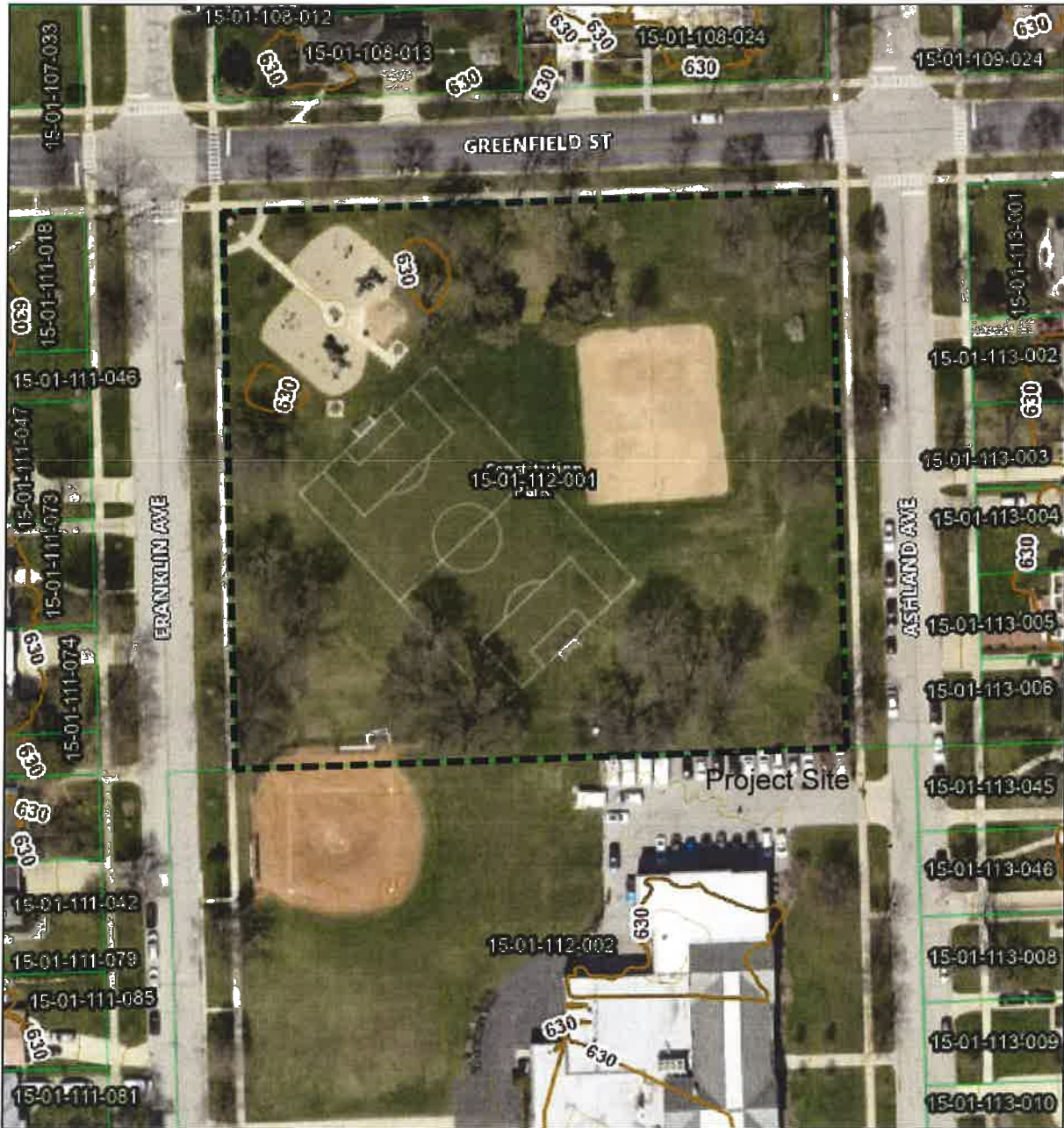


Subject Site Boundary - - - - -





Cook County CookViewer





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

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

May 16, 2024

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

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

Dear Sir or Madam:

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

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

Very truly yours,

Scott A. Puma

Enclosure

cc: Mike Sletten, Executive Director

APPLICATION NO 7952  
DOCUMENT NO 287246

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

85

00896854

### CERTIFICATE OF TITLE

Date Of First Registration

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

STATE OF ILLINOIS }  
COOK COUNTY } S.S.

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

RIVER FOREST PARK DISTRICT  
(A MUNICIPAL CORPORATION)

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

### DESCRIPTION OF LAND

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

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

15-01-112-001

*km*

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

Witness My hand and Official Seal

this EIGHTEENTH (18th) day of JANUARY 1926

See

*Sidney H. Olsen*



**MEMORIALS**

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

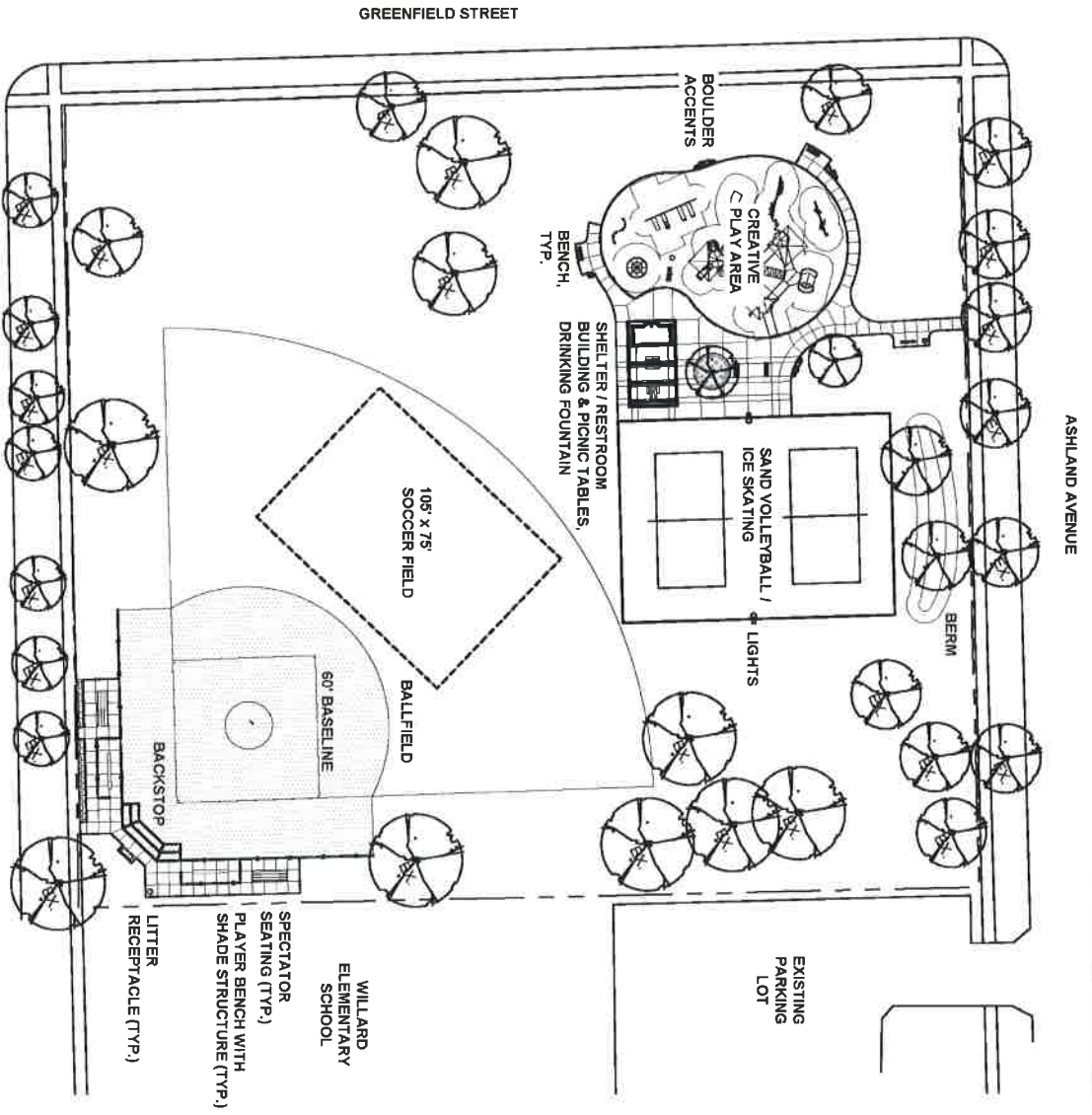
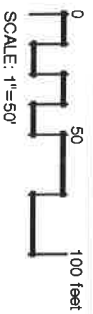
DOCUMENT NO.	NATURE AND TERMS OF DOCUMENT	DATE OF DOCUMENT	DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR	SIGNATURE OF REGISTRAR
265400	50 ft. bldg. line as shown on Plat Doc. No. 259255 LIT FORDS. River Forest Park District vs Henry P. Sinden, Theodor J. Sinden, Trustees, et al. filed in the Circuit Court of Cook County Case No. 8122588.	July 23, 1925	July 23, 1925 11:24	<i>[Signature]</i>
1456/26	Special Assmt. War. No. 230 River Forest for water pipes in Park Ave. etc. levied on N. 12 acres of S. 42 acres of E. 34th Sec. 1-39-12, confirmed Nov. 10, 1924, for \$541.95 payable in 10 annual installments.			<i>[Signature]</i>
1456/26	Special Assmt. War. No. 231 River Forest for system of sewers Park Ave., etc. levied on N. 12 acres of S. 42 acres of E. 34th Sec. 1-39-12, confirmed Oct. 27, 1924, for \$502.54 payable in 10 annual installments.			<i>[Signature]</i>
1456/26	Special Assmt. War. No. 217 River Forest for system of water mains Division St., etc. levied on N. 12 acres of S. 42 acres of E. 34th Sec. 1-39-12, confirmed Jan. 4, 1924 for \$908.48 payable in 10 annual installments.			<i>[Signature]</i>
1456/26	General Taxes for the year 1925			<i>[Signature]</i>
287843	Transcript of Judgment - River Forest Park District vs H. P. Sinden et al. Filed in the Registrars Office of C.C.T. Case No. 122388 dismissed and settled.	Jan. 21, 1926	Jan. 22, 1926 11:50 AM	<i>[Signature]</i>

(A) 3

00895854

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

00895854





*LSR*  
landscape  
structures

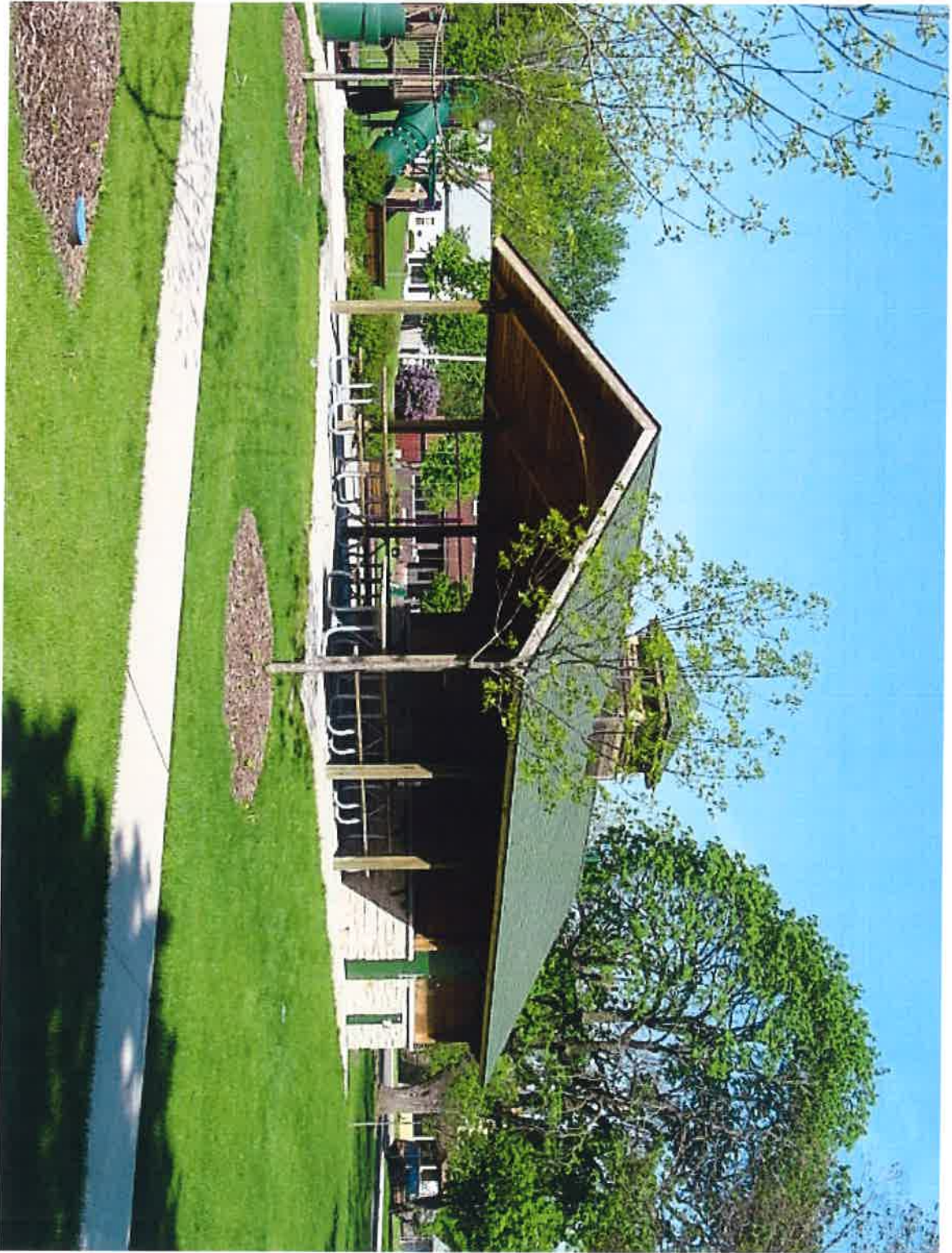
CONSTITUTION PARK - CONCEPT B REVISED

RVF24CON2 • 9.8.2023

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**njoy**  
Leisure Products







# River Forest Park District

September 1, 2024

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

Shadow Study

To Whom It May Concern,

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

Sincerely,

Mike Grant  
President



# River Forest Park District

September 1, 2024

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

Sign Plan

To Whom It May Concern,

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

Sincerely,

Mike Grant  
President





CONSTITUTION  
PARK  
RIVER FOREST PARK DISTRICT



# River Forest Park District

September 1, 2024

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

## Tree Replacement

To Whom It May Concern,

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

Sincerely,

Mike Grant  
President



# River Forest Park District

September 1, 2024

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

Statement of Covenants, Easements, and Other Restrictions to Property

To Whom It May Concern,

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

Sincerely,

Mike Grant  
President



# River Forest Park District

September 1, 2024

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

## Construction Schedule

To Whom It May Concern,

The Keystone Project construction schedule is June 15, 2025 to September 15, 2025.

Sincerely,

Mike Grant  
President



# River Forest Park District

September 1, 2024

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

Statement of Recording

To Whom It May Concern,

The River Forest Park District is to record a certified copy of the zoning ordinance granting the planned development permit with the Cook County Recorder of Deed's office and provide evidence of said recording to the Village within 30 days of passage, in the event the proposed planned development is approved by the Village Board.

Sincerely,

Mike Grant  
President





# River Forest Park District

September 1, 2024

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

## Statement of Economic Analysis

To Whom It May Concern,

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

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

Sincerely,

Mike Grant  
President





# River Forest Park District

September 1, 2024

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

Traffic Study

To Whom It May Concern,

As this project is a redevelopment of an existing park, with only the shelter/bathrooms as an additional facility as part of the improvements, the Park District requests the requirement for a traffic study be waived.

Sincerely,

Mike Grant  
President



# River Forest Park District

September 1, 2024

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

Environmental Impact Study

To Whom It May Concern,

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

Sincerely,

Mike Grant  
President



# River Forest Park District

September 1, 2024

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

Statement of Demand on Village Services

To Whom It May Concern,

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

Sincerely,

Mike Grant  
President



# River Forest Park District

September 1, 2024

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

Statement of Demand on Local Schools

To Whom It May Concern,

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

Attached is a Letter of Support for this project.

Sincerely,

Mike Grant  
President



River Forest  
Public Schools

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

July 19, 2024

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

Dear Mr. Sletten:

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

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

Sincerely,

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

Anthony Cozzi  
Chief Operations Officer

*Excellence in Education: A Continuing Tradition*

Sent out 7/24 \* 7/30



Mike Sletten <[msletten@rfparks.com](mailto:msletten@rfparks.com)>

**The Park Bench**  
3 messages

River Forest Park District <[jsnow@rfparks.com](mailto:jsnow@rfparks.com)>  
Reply-To: [jsnow@rfparks.com](mailto:jsnow@rfparks.com)  
To: [msletten@rfparks.com](mailto:msletten@rfparks.com)

Wed, Jul 24, 2024 at 10:30 AM



# *The* PARK BENCH

## Constitution Park Public Hearing

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

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

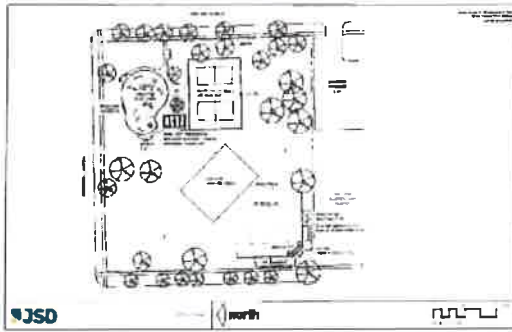
**The project will include:**

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

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

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





[Click Here To View The Summer Program Fun Guide](#)

Families of River Forest Park District- would you like to learn more about the latest happenings in River Forest, along with news and local events, safety tips for your children, construction updates for your commute, and more? If so, consider signing up to receive the Village of River Forest's weekly e-newsletter! The newsletter goes out once a week and is a great way to stay up to date on what's going on around town. To sign up, please click [here](#).

**Sarah Dreier**

---

**From:** Mike Sletten <msletten@rfparks.com>  
**Sent:** Thursday, August 1, 2024 2:16 PM  
**To:** Lori Vierow; Sarah Dreier  
**Subject:** River Forest Park District  
**Attachments:** 20240801142012.pdf

We held a Public Meeting last night to discuss the Constitution Park Project. 0 people attended.

Attached are the Village's 4-29-24 Board Meeting Minutes where we present the project.

Thanks.



**Michael J Sletten**  
*Executive Director*  
Phone: (708) 366-6660 x101



**River Forest Park District**  
401 Thatcher Ave  
River Forest, IL 60305

Fall Fun Guide . . . *When all the fun is!*

**Village of River Forest  
Plan Development**

September 23, 2024

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

Regarding: Proposal to Add Court Lights to River Forest Tennis Club

Dear Village of River Forest Officials,

On behalf of the River Forest Tennis Club, my name is Elias Yanaki. We are submitting a Pre-Filing Conference Application for consideration for our project. Our request is to install court lighting to our tennis courts.

**Project Goal**

- Pursue opportunity to responsibly and collaboratively add lights to our tennis courts
  - a. Fiscally responsible
  - b. Collaborative with the neighbors, the village, and the members

**Project Reasoning**

- Maximize the time our families can use the club with their children

**Project Considerations**

- Maintain RFTC's positive impact on the community
  - a. Both in River Forest and the surrounding towns
  - b. For members and non-members
- Minimize, if not eliminate, light spillage outside of tennis courts
- Ensure lights are used on an individual-court basis and only when courts are being played
- Minimize visual aesthetic disruptions (shorter and few light poles)
- Maintain existing levels of traffic and noise
- Maintain existing ~6 month season from April to September

**Request for Waivers**

- We would like to kindly ask for waivers for a subset of the application requirements, as noted in the attached "Application Requirements with Waiver Requests" document.

**Enclosed**

- Pre-Filing Conference Application
- Application Requirements (with waiver requests)
- Standards for Review
- Full presentation which includes Site Plan, Elevations, and Project Renderings

Respectfully,

Elias Yanaki  
Active RFTC Member and Project Lead  
River Forest Tennis Club

## Village of River Forest Plan Development

### Standards for Review:

An application for approval as a planned development shall be granted by the Board of Trustees only if it finds that the applicant has demonstrated that at a minimum the proposed use or combination of uses complies with the following standards:

- A. The proposed use or combination of uses is consistent with the goals and policies of the comprehensive plan;
  - a. Confirmed. There are no changes to property use.
- B. The establishment, maintenance, or operation of the use or combination of uses will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the residents of the Village;
  - a. Confirmed. There are is no impact to the village.
- C. The proposed use or combination of uses will not diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses which are permitted by this title;
  - a. Confirmed. This project will not affect adjacent properties.
- D. The establishment of the proposed use or combination of uses will not impede the normal and orderly development and improvement of surrounding properties for uses or combination of uses otherwise permitted in the zoning district;
  - a. Confirmed. This project will not impede development or improvement of surrounding properties.
- E. The proposed use or combination of uses will not diminish property values in the vicinity;
  - a. Confirmed. This project will not diminish property values.
- F. Adequate utilities, road access, drainage, police and fire service and other necessary facilities already exist or will be provided to serve the proposed use or combination of uses;
  - a. Confirmed. No revisions to existing public utilities are required.
- G. Adequate measures already exist or will be taken to provide ingress and egress to the proposed use or combination of uses in a manner that minimizes traffic congestion in the public streets;
  - a. Confirmed. Existing ingress and egress will be utilized. No additions.
- H. The proposed use or combination of uses will be consistent with the character of the Village;
  - a. Confirmed. Consistent with character of neighborhood and RFTC.
- I. Development of the proposed use or combination of uses will not materially affect a known historical or cultural resource;
  - a. Confirmed. No impact on historical or cultural resource.
- J. The design of the proposed use or combination of uses considers the relationship of the proposed use or combination of uses to the surrounding area and minimizes adverse effects, including visual impacts of the proposed use or combination of uses on adjacent property; (Ord. 3587, 2-29-2016)
  - a. Confirmed. Proposed design intends to minimize visual impact.

- K. The design of the proposed use or combination of uses promotes a safe and comfortable environment for pedestrians and individuals with disabilities; (Ord. 3741, 4-22-2019)
- a. Confirmed. No impact on pedestrians.
- L. The applicant has the financial and technical capacity to complete the proposed use or combination of uses and has made adequate provisions to guarantee the development of any buffers, landscaping, public open space, and other improvements associated with the proposed use or combination of uses;
- a. Confirmed. RFTC can secure funding through either/combination of existing reserve and/or loan.
- M. The proposed use or combination of uses is economically viable and does not pose a current or potential burden upon the services, tax base, or other economic factors that affect the financial operations of the Village, except to the extent that such burden is balanced by the benefit derived by the Village from the proposed use; and
- a. Confirmed. No tax burden created by this project.
- N. The proposed use or combination of uses will meet the objectives and other requirements set forth in this chapter.
- a. Confirmed. Yes.
- O. Except as provided in subsection [10-19-4B](#) of this chapter, no planned development containing multi-family housing shall be approved unless the following standards are met:
- a. Confirmed. Not applicable to this project.
  1. At least 2.5 parking spaces per dwelling unit are provided for. This requirement may be met by a contract, easement or other device providing permanent rights to off site parking; and
  2. No less than two thousand eight hundred square feet of land area shall be provided for each residential unit. A parking area which meets the requirements of subsection O1 of this section may be used in meeting this requirement; and
  3. One of the following criteria is met:
    - a. If the underlying zoning district is C1, C2 or C3, the proposed development provides for space devoted exclusively to retail sales;
    - b. The total number of parking spaces on the site is increased from that existing at the time of the application.
  4. The requirements of this subsection O may be met using more than one site within the village and as part of a master plan submitted by the applicant with the application. (Ord. 3587, 2-29-2016)

## Village of River Forest Plan Development

### Application Requirements (with waiver requests)

1. The names and addresses of the owner of the subject property, the applicant and all persons having an ownership or beneficial interest in the subject property and proposed development.
  - a. RFTC will provide
2. A statement from the owner, if not the applicant, approving the filing of the application by the particular applicant.
  - a. RFTC will provide
3. A survey, legal description and street address of the subject property.
  - a. RFTC will provide
4. A statement indicating compliance of the proposed development to the comprehensive plan; and evidence of the proposed project's compliance in specific detail with each of the standards and objectives of this section.
  - a. RFTC will provide
5. A scaled site plan showing the existing contiguous land uses, natural topographic features, zoning districts, public thoroughfares, transportation and utilities.
  - a. RFTC will provide
6. A scaled site plan of the proposed development showing lot area, the required yards and setbacks, contour lines, common space and the location, bulk, and lot area coverage and heights of buildings and structures, number of parking spaces and loading areas.
  - a. RFTC will provide
7. Schematic drawings illustrating the design and character of the building elevations, types of construction, and floor plans of all proposed buildings and structures. The drawings shall also include a schedule showing the number, type, and floor area of all uses or combination of uses, and the floor area of the entire development.
  - a. RFTC will provide
8. A landscaping plan showing the location, size, character and composition of vegetation and other material.
  - a. RFTC would like to please request a waiver as we believe this is not applicable to this project
9. The substance of covenants, easements, and other restrictions existing and any to be imposed on the use of land, including common open space, and buildings or structures.
  - a. RFTC would like to please request a waiver as we believe this is not applicable to this project
10. A schedule of development showing the approximate date for beginning and completion of each stage of construction of development.
  - a. RFTC will provide



11. A statement acknowledging the responsibility of the applicant to record a certified copy of the zoning ordinance granting the planned development permit with the Cook County recorder of deeds' office and to provide evidence of said recording to the village within thirty days of passage in the event the proposed planned development is approved by the village board.
  - a. RFTC will provide
12. A professional traffic study acceptable to the village showing the proposed traffic circulation pattern within and in the vicinity of the area of the development, including the location and description of public improvements to be installed, including any streets and access easements.
  - a. RFTC would like to please request a waiver as we believe this is not applicable to this project
13. A professional economic analysis acceptable to the village, including the following:
  - a. The financial capability of the applicant to complete the proposed development;
    - i. RFTC will provide
  - b. Evidence of the project's economic viability; and
    - i. RFTC would like to please request a waiver as we believe this is not applicable to this project
  - c. An analysis summarizing the economic impact the proposed development will have upon the village.
    - i. RFTC would like to please request a waiver as we believe this is not applicable to this project
14. Copies of all environmental impact studies as required by law.
  - a. RFTC would like to please request a waiver as we believe this is not applicable to this project
15. An analysis reporting the anticipated demand on all village services.
  - a. RFTC would like to please request a waiver as we believe this is not applicable to this project
16. A plan showing off site utility improvements required to service the planned development, and a report showing the cost allocations for those improvements.
  - a. RFTC would like to please request a waiver as we believe this is not applicable to this project
17. A site drainage plan for the developed tract.
  - a. RFTC would like to please request a waiver as we believe this is not applicable to this project
18. A list of the site development allowances sought.
  - a. RFTC would like to please request a waiver as we believe this is not applicable to this project
19. A written summary of residents' comments pertaining to the proposed application. This summary shall serve as the official record of the meeting that the applicant shall be required to hold with all property owners within five hundred feet of the proposed development. This meeting shall be held prior to the submission of the application for a planned development. The applicant is further required to provide evidence that a notice of this meeting was sent by regular mail to all affected property owners at least fifteen days before the required meeting date.
  - a. RFTC will provide

# RIVER FOREST TENNIS CLUB

ESTABLISHED 1905

## RIVER FOREST TENNIS CLUB

Proposed Tennis Court Lighting

Village Meeting



# Proposed Tennis Court Lighting



- **Agenda**

- Project Goal and Reasoning page 3
- Project Considerations page 4-9
- Due Diligence: Vendors, Pole Placement and Height page 10-11
- Financial Considerations page 12
- Logistics page 13
- RFTC Property page 14
- Site Plan page 15
- Elevation View page 16-17
- Photometric and Illumination Analysis with Visualizations page 18-26
- Perimeter Foliage & Shade page 27-35
- Pole Height – Existing Flag Pole page 36
- Lighting Product page 37-40
- Plat of Survey page 41
- Surrounding Area Plan - 500 feet page 42

# Proposed Tennis Court Lighting



- **Project Goal**

- Pursue opportunity to responsibly and collaboratively add lights to our tennis courts
  - Fiscally responsible
  - Collaborative with the neighbors, the village, and the members

- **Project Reasoning**

- Maximize the time our families can use the club with their children

# Proposed Tennis Court Lighting



## ▪ **Project Considerations**

- Maintain RFTC's positive impact on the community
  - Both in River Forest and the surrounding towns
  - For members and non-members
- Minimize, if not eliminate, light spillage outside of tennis courts
- Ensure lights are used on an individual-court basis and only when courts are being played
- Minimize visual aesthetic disruptions (shorter and few light poles)
- Maintain existing levels of traffic and noise
- Maintain existing ~6 month season from April to September

# Proposed Tennis Court Lighting



- **Project Considerations (Detail)**

- Value to the neighbors and to the larger community
  - RFTC is the community. We are the neighborhood.
    - We represent nearly 400 families across at least 4 towns (RF, Oak Park, Elmwood Park, and Forest Park)
    - We host swim lessons and tennis lessons for non-members
  - Decompress Keystone court usage
    - At night, RFTC members play at Keystone under the lights



# Proposed Tennis Court Lighting



- **Project Considerations (Detail)**

- About the RFTC

- We are a family club that stressed the importance of the family as the key element of our community and society.
    - We are open to anyone interested in joining
      - Anyone from anywhere is encouraged and welcome to apply
    - We are a working club
      - Every member volunteers their time to make the club function
      - We have very minimal staff, mostly for groundskeeping
    - We have contributed to the community consistently for many years.

# Proposed Tennis Court Lighting



- **Project Considerations (Detail)**

- Light spillage

- 2024 light technology is vastly superior to past

- LED lighting is now anti-glare, asymmetric indirect light design with full cut off

- Minimal spillage for the neighbors

- Lights now require shorter and fewer poles

- Spillage is at 0.0 on Lathrop and 0.38 on Jackson

- This does not account for existing foliage and windscreens (which would reduce spillage further)

- The windscreen was recently installed

- Courts In Use

- Courts will be lit only if in use and on an individual basis

- We will ask members to book the courts closest to the center of the property first

- Farthest from residential streets of Lathrop Ave and Jackson Ave

# Proposed Tennis Court Lighting



## ■ Project Considerations (Detail)

- Pole height
  - At 30 feet, we are in line with our existing flagpole, and allows us to minimize the number of poles
- No anticipated net changes to noise or traffic
  - Currently, RFTC is only open ~6 months per year. No anticipated changes.
  - Our pool is already open until 9pm daily. That creates more noise and traffic than tennis courts.
  - Many members walk or bike to the club; therefore, not affecting traffic.
    - We anticipate more will continue to bike, which is why we recently upgraded and expanded our bike racks.
  - Allows for adults to play later, which reduces congestion around Roosevelt Middle School during the busy after school hours
- Year Round Property Maintenance
  - Leaf clean up, Snow shoveling, Clay runoff
- No impact to adjacent neighbors' property value

# Proposed Tennis Court Lighting



- **Project Considerations (Detail)**

- Safety and Security

- Keep property secure at night and at daily closing

- A staff member will remain on site to lock the building and gates
      - Additional security cameras will be installed, including on the courts

- Ensure only members can play on courts at night

- A pin will be provided to turn on the lights, and updated monthly
      - Security cameras will also assist

- All existing RFTC policies will apply to tennis under the lights

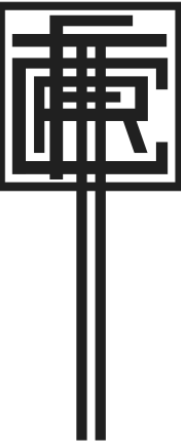
- No liquor anywhere on the property, unless a formal club event, but never on the courts
      - Security cameras will also assist

# Proposed Tennis Court Lighting



- **Due Diligence: Vendors**
  - Outreach to 13 vendors
    - Received bids from 10 of 13
    - Only 2 vendors also install the lighting product
    - Researched solar powered lighting options; however, not powerful enough

# Proposed Tennis Court Lighting



- **Due Diligence: Pole Placement and Height**

- Fewer poles but they are very tall (50 foot)
  - **Con:** Visually/Aesthetically not in line with RFTC or neighborhood
- Shorter poles (25 foot) but more poles required
  - **Con:** More poles required
  - **Con:** Poles between the nets not ideal for safety
- Short poles (30 foot) and kept on the perimeter
  - **Pro:** Poles only on exterior perimeter
  - **Pro:** Fewer poles required
  - **Pro:** Height in line with existing flagpole

<u>Surrounding Heights</u>	
Pool lights	15 ft
Flagpole	30 ft
Power lines	50 ft
Trees	55 ft



# Proposed Tennis Court Lighting



- **Financial Considerations**

- Upfront: Installation and Product (*Largest Spend*)
  - 10 courts: \$266K or \$26K per court
- Upfront: Other
  - Permit and fees not included.
  - Does not include repairs to unmarked private utilities (i.e. wires, sprinklers, sewer, etc.).
- Recurring
  - Annual cost of maintenance is expected to be minimal
    - There is a 10-year warranty
  - Annual cost of usage (electricity) is expected to be minimal
    - Due to LED energy efficient bulbs and minimal usage per day
- Funding Source
  - Goal is to have this funded by existing budget or bank loan

# Proposed Tennis Court Lighting



- **Logistics**

- Installation

- One phase
    - 3 weeks to install
    - Before/After season

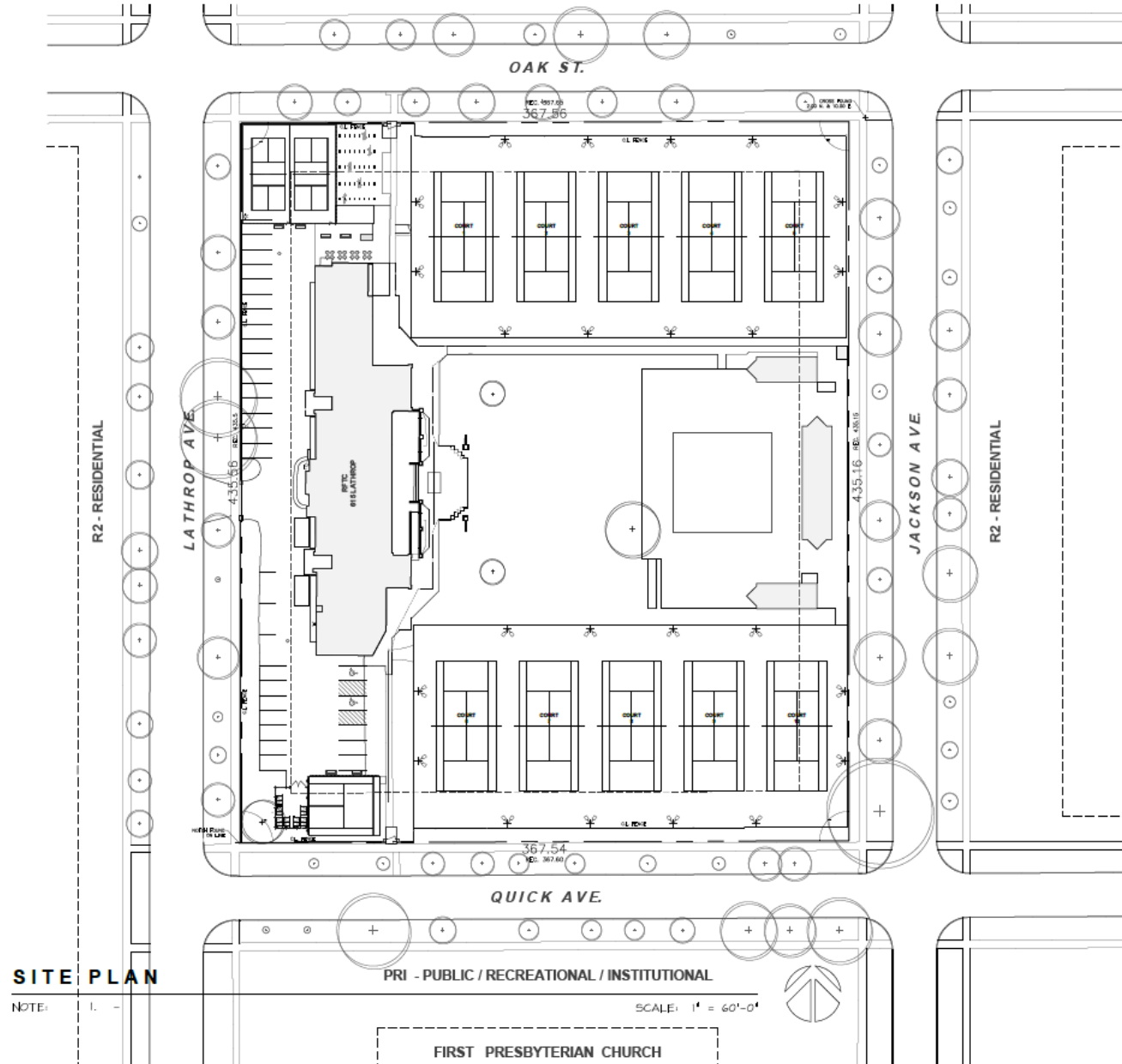
- Hours

- 6am to 10pm
      - Anticipated highest use:
        - Early and late season (not mid Summer)
        - Starting at 8pm
    - Local Lighting Comparables
      - RFTC Pool 9pm
      - Keystone Tennis 10pm
      - Keystone Paddle 11pm
    - Automatic and remote shut off options (master schedule and by individual court)

# RFTC Property



# Site Plan



## SITE PLAN

NOTE: 1. -

PRI - PUBLIC / RECREATIONAL / INSTITUTIONAL

SCALE: 1" = 60'-0"

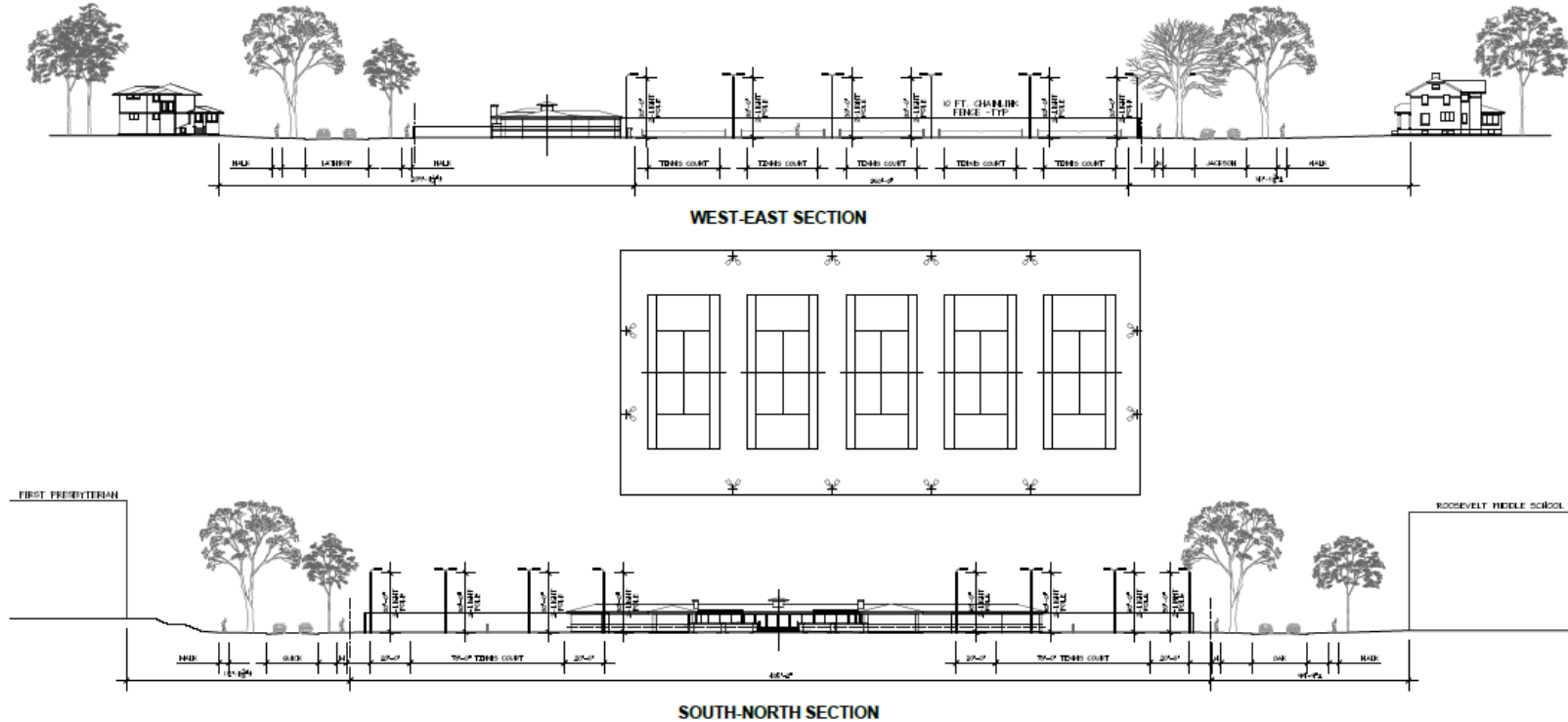
FIRST PRESBYTERIAN CHURCH

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

IN PROGRESS  
 SCALE AS SHOWN

MZA 9-16-2024

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



## SECTIONS

NOTE: 1. -

SCALE: 1" = 60'-0"

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

IN PROGRESS  
 SCALE AS SHOWN

MZA 9-16-2024



# Light Pole Placement

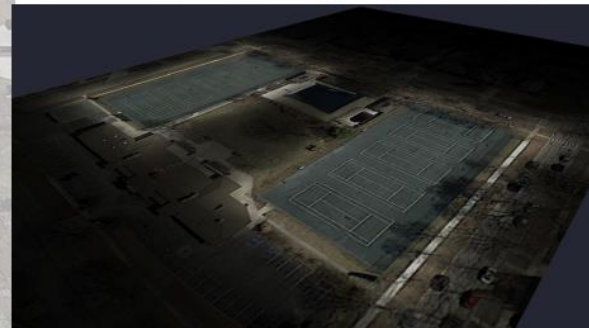
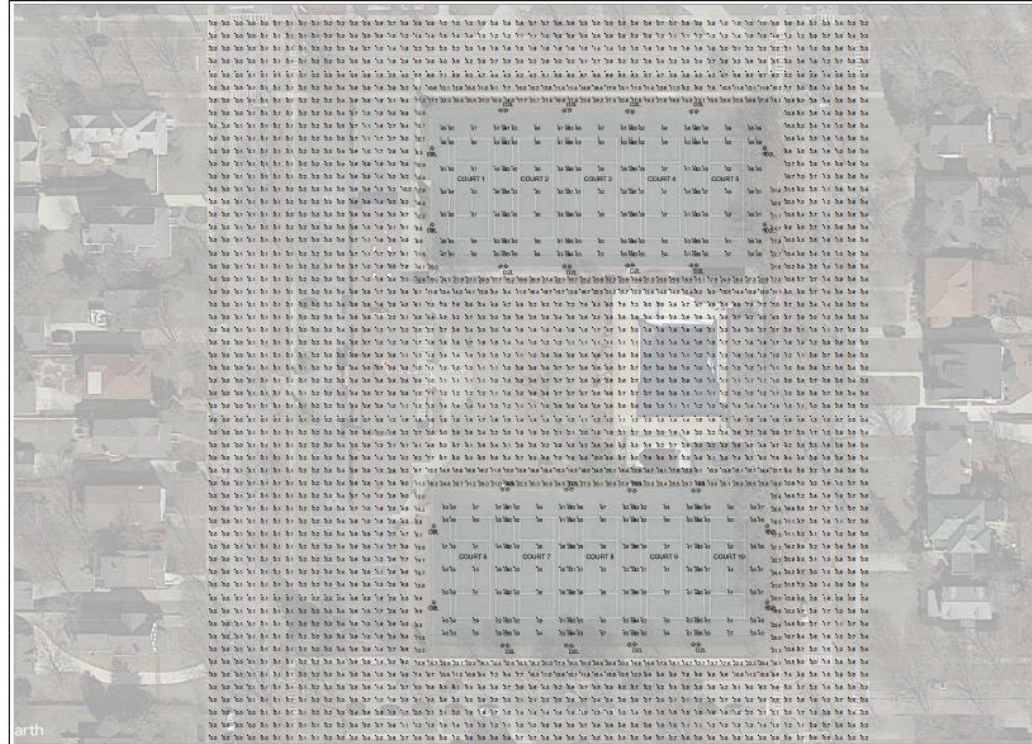


- **10 Court, 30 Foot Pole Height Option**
  - 24 total poles (12 on each bank)
  - 48 total LED fixtures (2 on each pole)
  - Exterior Perimeter Only Poles





# Lighting Study Overview



3D RENDERINGS

Scale: 1 inch= 40 Ft.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	LLF	Lum Watts
§	24	D2L	2 @ 90 degrees	ST-LHM800N-WIDE-NICHIA	0.970	797,129

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Court 01	illumiance	Fc	52.00	64	35	1.49	1.83
Court 02	illumiance	Fc	50.80	64	30	1.69	2.13
Court 03	illumiance	Fc	51.74	67	31	1.67	2.16
Court 04	illumiance	Fc	51.31	65	31	1.66	2.10
Court 05	illumiance	Fc	52.23	65	35	1.49	1.86
Court 06	illumiance	Fc	51.94	64	35	1.45	1.83
Court 07	illumiance	Fc	50.80	64	30	1.69	2.13
Court 08	illumiance	Fc	51.80	67	31	1.67	2.16
Court 09	illumiance	Fc	51.31	65	31	1.66	2.10
Court 10	illumiance	Fc	52.26	65	35	1.49	1.86
Spill Light	illumiance	Fc	4.44	36.8	0.2	22.20	184.00

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	D2L	49	-34	30	90	15
2	D2L	43	102	30	270	15
3	D2L	193	101	30	270	15
4	D2L	190	-23	30	90	15
5	D2L	91	-24	30	90	15
6	D2L	143	-23	30	90	15
7	D2L	93	102	30	270	15
8	D2L	143	101	30	270	15
9	D2L	44.6	-320.3	30	90	15
10	D2L	44.6	-194.3	30	270	15
11	D2L	194.6	-195.3	30	270	15
12	D2L	194.6	-319.3	30	90	15
13	D2L	94.6	-320.3	30	90	15
14	D2L	144.6	-319.3	30	90	15
15	D2L	94.6	-194.3	30	270	15
16	D2L	144.6	-195.3	30	270	15
17	D2L	-13.4	-287.3	30	0	15
18	D2L	292.6	-287.3	30	180	15
19	D2L	-13.4	-227.3	30	0	15
20	D2L	292.6	-227.3	30	180	15
21	D2L	15	69	30	0	15
22	D2L	261	69	30	180	15
23	D2L	-15	9	30	0	15
24	D2L	251	9	30	180	15

THE ANALYSIS IS BASED ON COMPUTER DATA. DIMENSIONS FOR LUMINAIRES TESTED BY AN INDEPENDENT TESTING LABORATORY. APPROVED METHODS AND A USER CONTROLLED OPERATIONS. NIGHT DISTURBANCE AND TRUCK VIBRATION ARE NOT INCLUDED IN THE CALCULATIONS. ACTUAL MEASUREMENTS IN THE FIELD MAY VARY.

**shinetoo®**  
**Shinetoo Lighting USA LLC**  
 7057 10 Armstrong Dr. Buffalo Grove, IL 60089  
 www.shine2sportslighting.com  
 sales@shine2sportslighting.com

#	Date	Comments

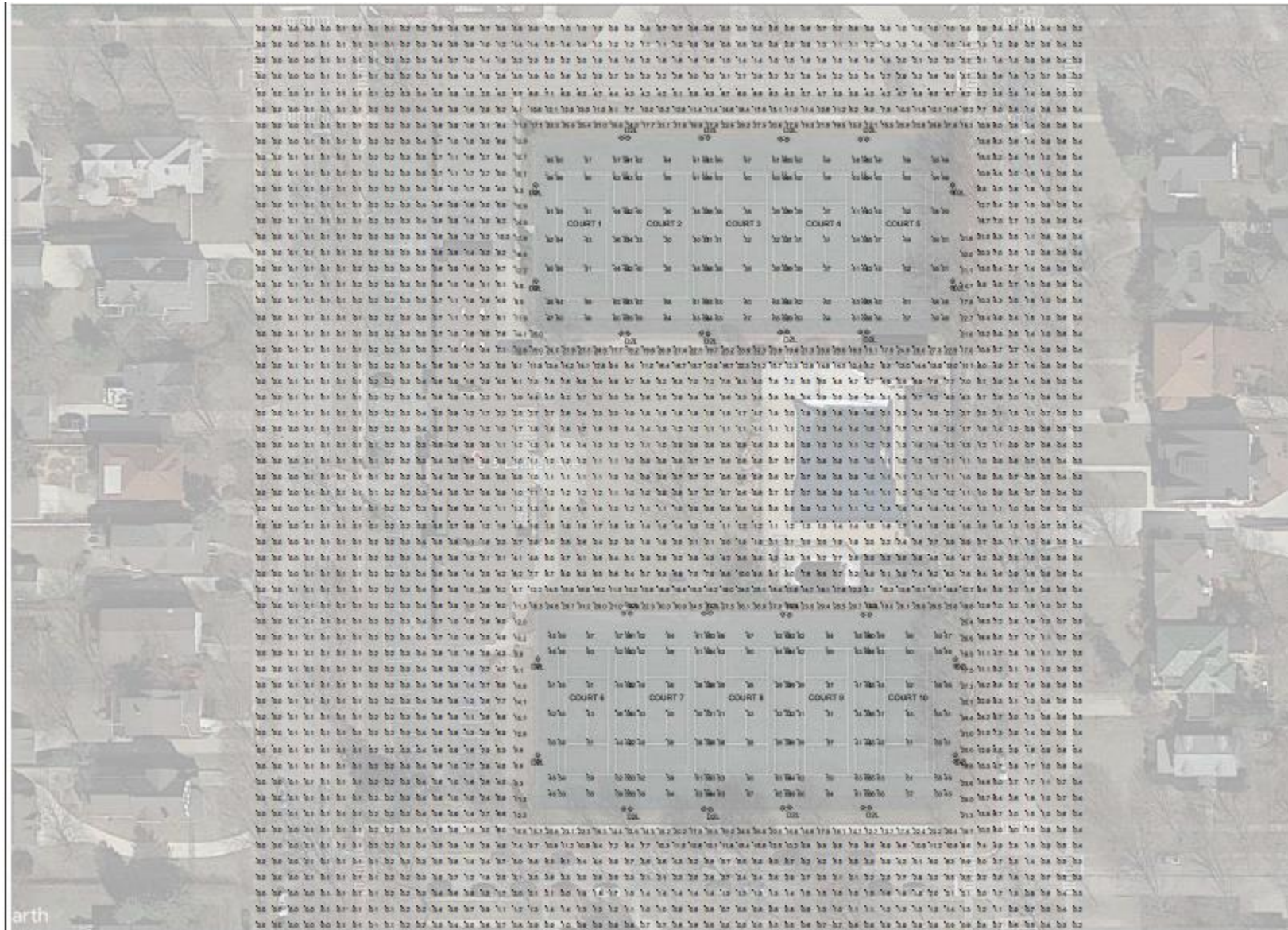
Revisions

Drawn By: BW  
 Checked By:  
 Date: 6/25/2024  
 Scale: 1"=15' (at 24"x36" Print Size)

RIVER FOREST TENNIS CLUB 10-COURTS  
 ST-LHM800N-WIDE-NICHIA



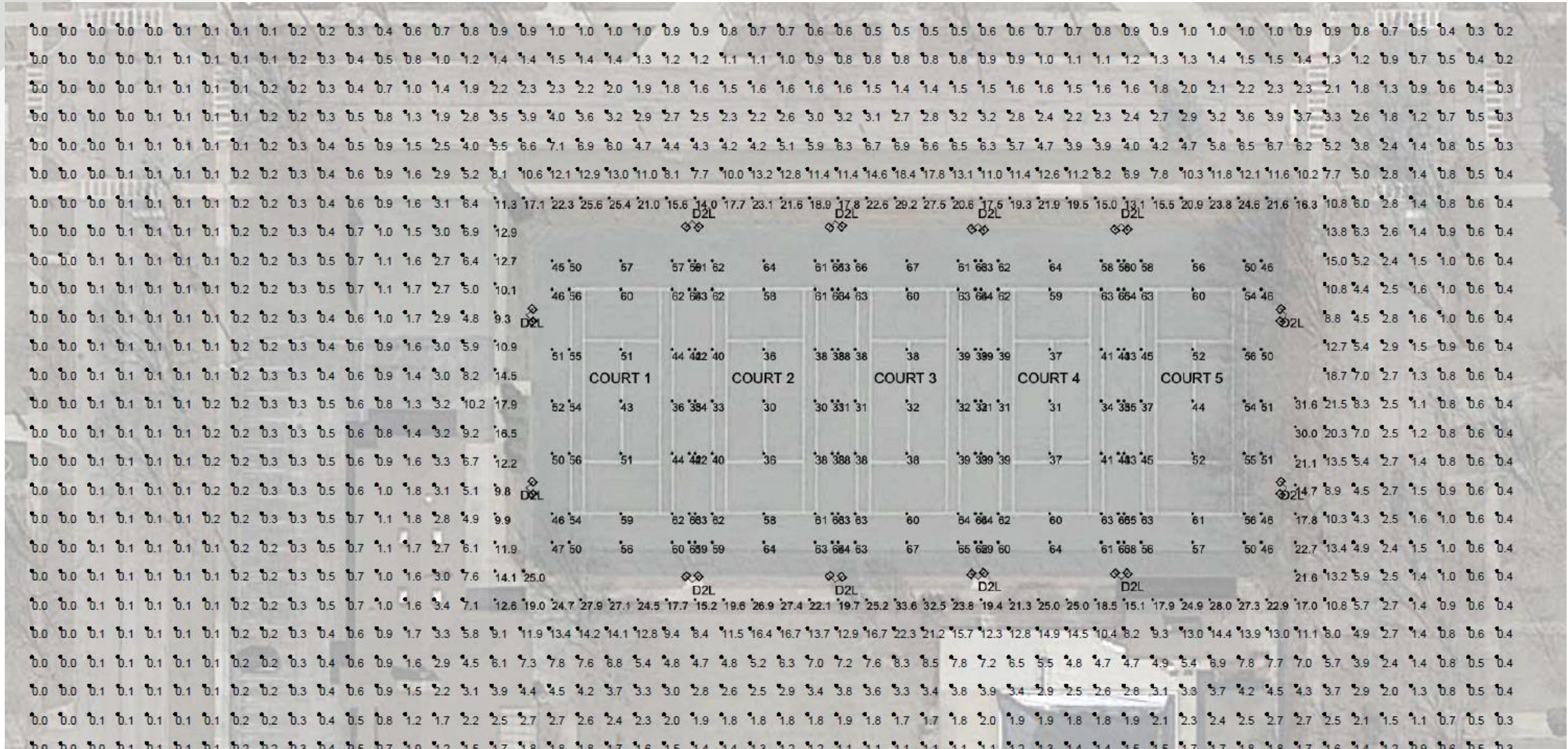
# Photometrics and Illumination



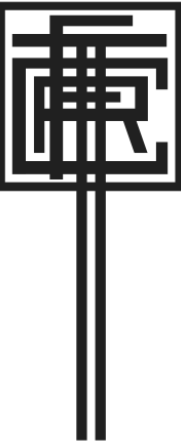




# Photometrics and Illumination *(Court Illumination and Light Spillage)*



# Proposed Tennis Court Lighting



## ■ Photometrics Summary (Light Spillage in footcandles)

### ■ Residential Sides

#### ■ Lathrop Ave (West)

- Min: 0.0
- Max: 0.0
- Avg: 0.0

#### ■ Jackson Ave (East)

- Min: 0.2
- Max: 0.5
- Avg: 0.38\*

### ■ Non-Residential Sides

#### ■ Oak Ave – School (North)

- Min: 0.0
- Max: 1.0
- Avg: 0.59\*

#### ■ Quick Ave – Church (South)

- Min: 0.0
- Max: 1.0
- Avg: 0.55\*

\* Minimal true light affect

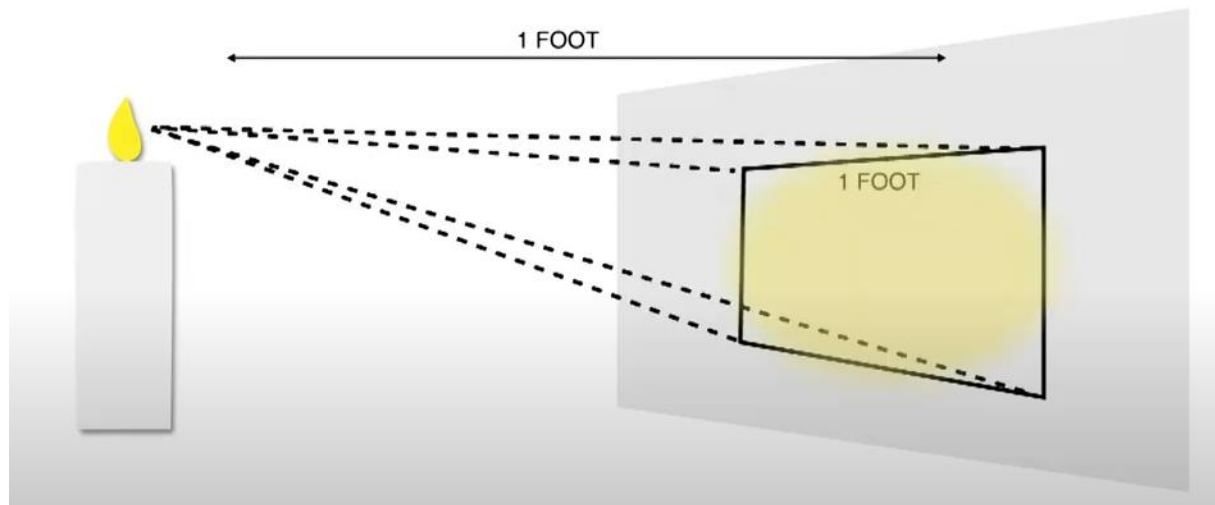
\* Doesn't take into consideration foliage and windscreen

# Proposed Tennis Court Lighting



- **Footcandles**

- Measurement of light intensity or amount of visible light given off by a source
- 1 footcandle = 1 Lumen
  - Set a candle 1 foot away from a wall. The amount of light filling up the square equals 1 Lumen.



<u>Perspective</u>	
Gym	100 fc
Office	50 fc
Auto Showroom	50 fc
Factory Floor	30 fc
Hallway	10 fc
Parking Garage	10 fc



# Proposed Tennis Court Lighting



## ■ Photometrics Summary (Court Illumination)



- 10 Courts (30 ft poles)
  - Min: 30 fc
  - Max: 67 fc
  - Average: 51 fc



# Proposed Tennis Court Lighting



- Photometrics Summary (Illumination)

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Lum Watts	Mtg Height
§	24	D2L	2 @ 90 degrees	ST-LHM800N-WIDE-NICHIA	0.970	797.129	30

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Court 01	Illuminance	Fc	52.00	64	35	1.49	1.83
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Court 04	Illuminance	Fc	51.31	65	31	1.66	2.10
Court 05	Illuminance	Fc	52.23	65	35	1.49	1.86
Court 06	Illuminance	Fc	51.94	64	35	1.48	1.83
Court 07	Illuminance	Fc	50.80	64	30	1.69	2.13
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Spill Light	Illuminance	Fc	4.44	36.8	0.2	22.20	184.00

Luminaire Location Summary						
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4	D2L	193	-23	30	90	15
5	D2L	93	-24	30	85	15
6	D2L	143	-23	30	95	15
7	D2L	93	102	30	275	15
8	D2L	143	101	30	265	15
9	D2L	44.6	-320.3	30	90	15
10	D2L	44.6	-194.3	30	270	15
11	D2L	194.6	-195.3	30	270	15
12	D2L	194.6	-319.3	30	90	15
13	D2L	94.6	-320.3	30	85	15
14	D2L	144.6	-319.3	30	95	15
15	D2L	94.6	-194.3	30	275	15
16	D2L	144.6	-195.3	30	265	15
17	D2L	-13.4	-287.3	30	0	15
18	D2L	252.6	-287.3	30	180	15
19	D2L	-13.4	-227.3	30	0	15
20	D2L	252.6	-227.3	30	180	15
21	D2L	-15	69	30	0	15
22	D2L	251	69	30	180	15
23	D2L	-15	9	30	0	15
24	D2L	251	9	30	180	15

# Photometrics Visualizations



# Photometrics Visualizations







## Perimeter Foliage & Shade – Non-Residential (Quick Ave)

- South Side: Quick Ave
- Adjacent to: First Presbyterian Church
- Note: Tree coverage on both sides and windscreen





## Perimeter Foliage & Shade – Non-Residential (Quick Ave)



- South Side: Quick Ave
- Adjacent to: First Presbyterian Church



# Perimeter Foliage & Shade – Non-Residential (Oak Ave)



- North Side: Oak Ave
- Adjacent to: Roosevelt Middle School
- Note: Tree coverage on both sides and windscreen





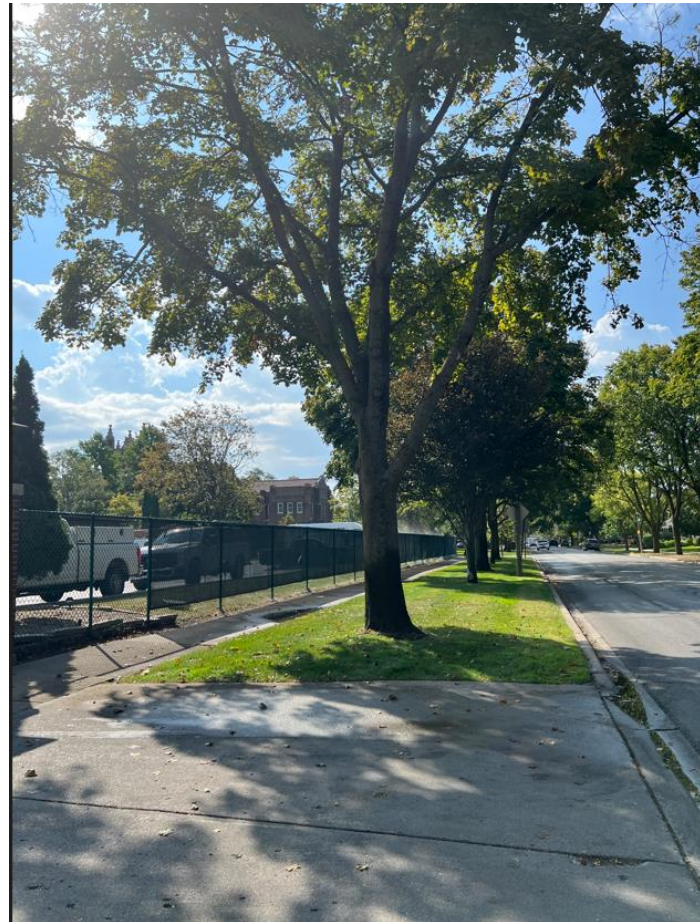
# Perimeter Foliage & Shade – Residential (Lathrop Ave)

- West Side: Lathrop Ave
- Note: Tree coverage on both sides, windscreen, and parking lot buffer

North Facing



South Facing



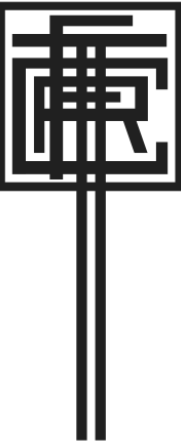
Parking Lot





## Perimeter Foliage & Shade – Residential (Jackson Ave)

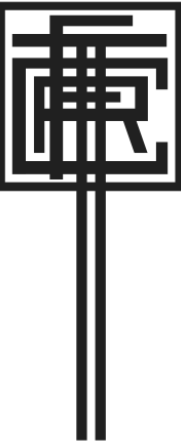
- East Side: Jackson Ave
- Note: Tree coverage on both sides, windscreen, and large bushes





## Perimeter Foliage & Shade – Residential (Jackson Ave)

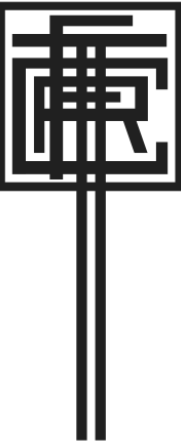
- East Side: Jackson Ave (South East side)
- Note: Shade on the court provided by the trees, bushes, and windscreen





## Perimeter Foliage & Shade – Residential (Jackson Ave)

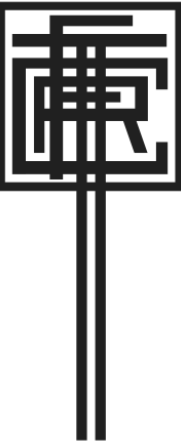
- East Side: Jackson Ave (South East side)
- Note: Shade on the court provided by the trees, bushes, and windscreen





## Perimeter Foliage & Shade – Residential (Jackson Ave)

- East Side: Jackson Ave (North East side)
- Note: Shade on the court provided by the trees, bushes, and windscreen





## Perimeter Foliage & Shade – Residential (Jackson Ave)

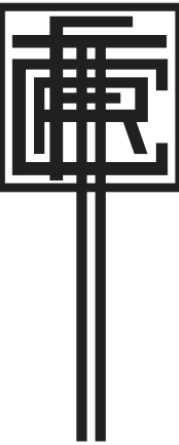
- East Side: Jackson Ave (North East side)
- Note: Shade on the court provided by the trees, bushes, and windscreen





## Pole Height – Existing Flag Pole

- Lighting pole heights will be in line with existing flag pole, which is ~30 feet.
- Flag pole is dwarfed by large trees currently on property



# Lighting Product

- Light Type: G1-S3 LED Tennis Lights
- Vendor: Shinetoo Tennis and Pickleball Court Lighting



## G1-S3 LED

High Mast Lights

500W 600W 800W



IP65



CB

SAA



NICHIA

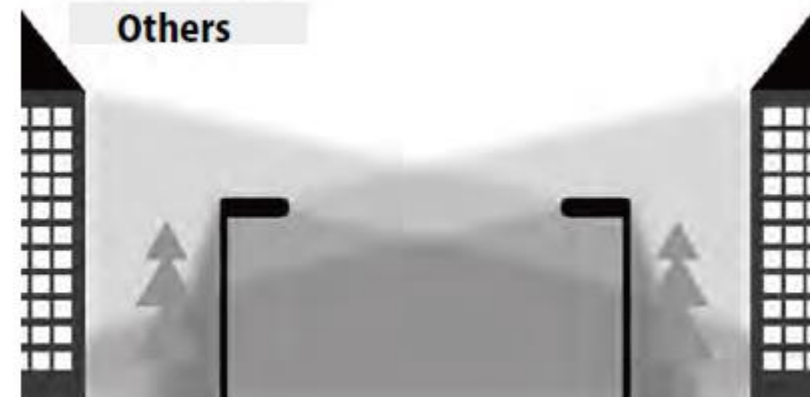
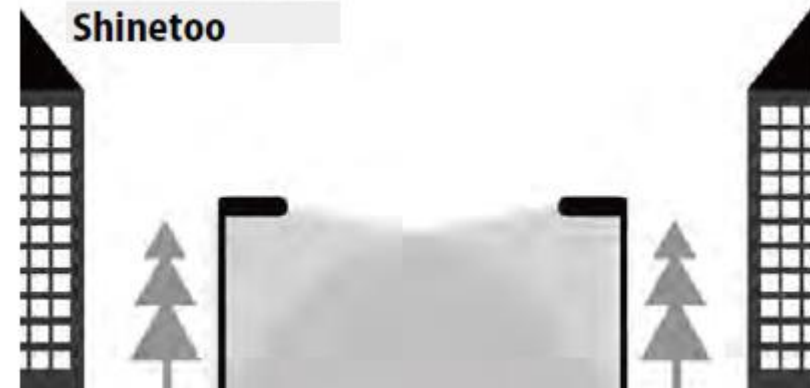
- Anti-Glare
- Asymmetric Indirect Light Design
- Full Cut-off



# Spill Light Control

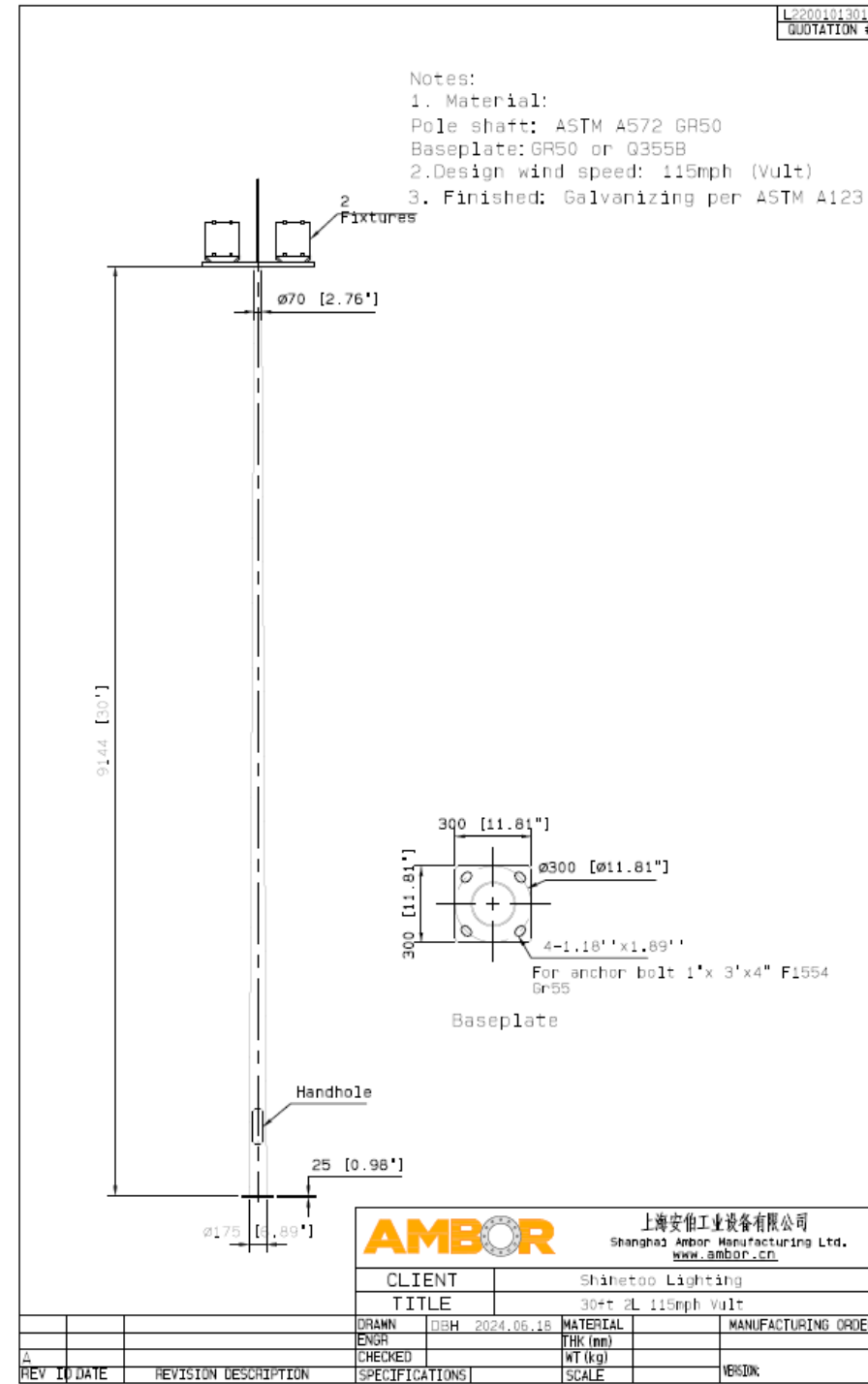
Spill light refers to the light falling outside the object to be illuminated, it is a kind of light pollution.

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



# Lighting Product – Pole Detail

- Pole width: 2.76"
- Pole base width: 6.89"





# Lighting Product



# Plat of Survey



**McTIGUE & SPIEWAK, INC.**  
Professional Design Firm  
Land Surveying Corporation  
License No. 184-002273  
LICENSE EXPIRES 09-01-2008

5005 W. Higgins Ave.  
Chicago, Illinois 60630  
(773) 736-1344  
fax (773) 736-4818  
www.surveylsland.com

BLOCK 15 IN COUNTY CLERK'S DIVISION OF BLOCK 15 IN QUAD'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 8160,017 sq ft. (3,673 acres)

P.L.N. 15-12-206-001

COMMONLY KNOWN AS: 615 LATHROP AVE., RIVER FOREST, IL.

**THE RIVER FOREST TENNIS CLUB**

**615 LATHROP AVE., RIVER FOREST, IL.**

ORDERED BY:  
THE RIVER FOREST TENNIS CLUB

DATE: 11/18/2006

FILE NO: 15-12-206-001

DATE OF SURVEY: 05/31/06

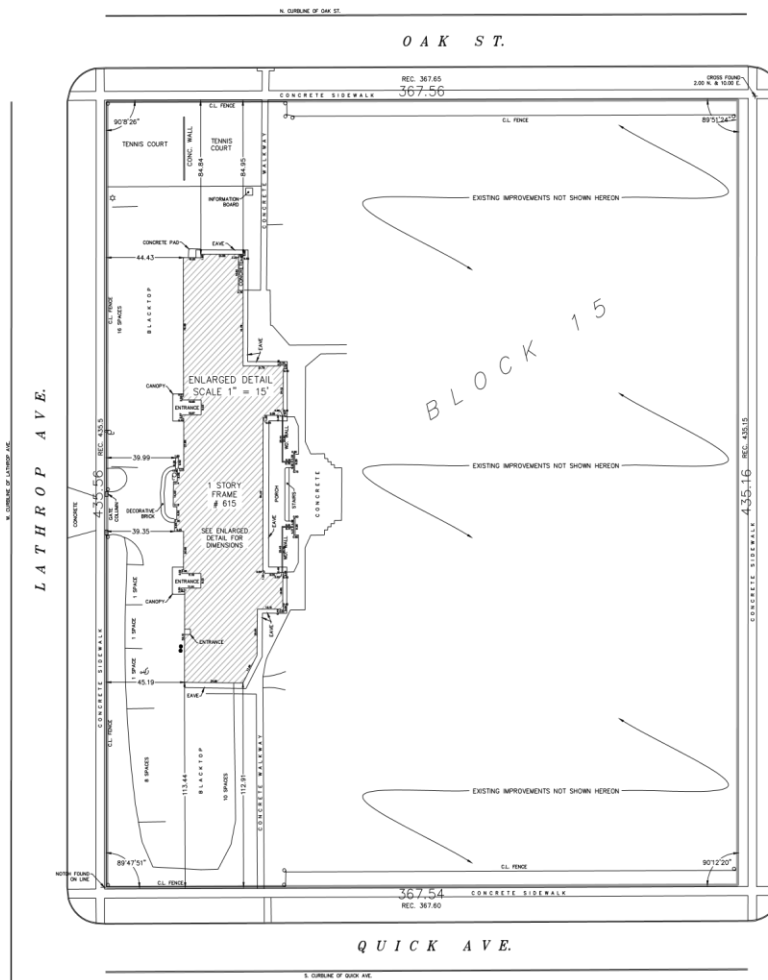
SCALE: 1" = 30'

DATE OF PREPARATION: 05/16/06

BY: [Signature]

**PLAT OF SURVEY**

JACKSON AVE.



NOTE: THE LOCATION OF ANY AND ALL UTILITIES IS NOT SHOWN HEREIN UNLESS SHOWN BY RECORD DRAWINGS OR BY SURVEY DATA. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE AREA AND HAS FOUND NO EVIDENCE OF ANY UTILITIES.

SYMBOL LEGEND		SYMBOL LEGEND		SYMBOL LEGEND		SYMBOL LEGEND		SYMBOL LEGEND	
	EASEMENT		UTILITY LINE		FENCE		DRIVEWAY		SURVEY MONUMENT
	ROAD		UTILITY POLE		WALL		CONCRETE FOUNDATION		STEEL STRUCTURE
	DITCH		ELECTRIC CONTROL BOX		CONCRETE SIDEWALK		BRICK		WINDOW
	UTILITY EASEMENT		ELECTRIC METER		CONCRETE PAD		STONE		DOOR
	EASEMENT BOUNDARY		ELECTRIC PANEL		CONCRETE WALKWAY		GRANITE		DOOR FRAME

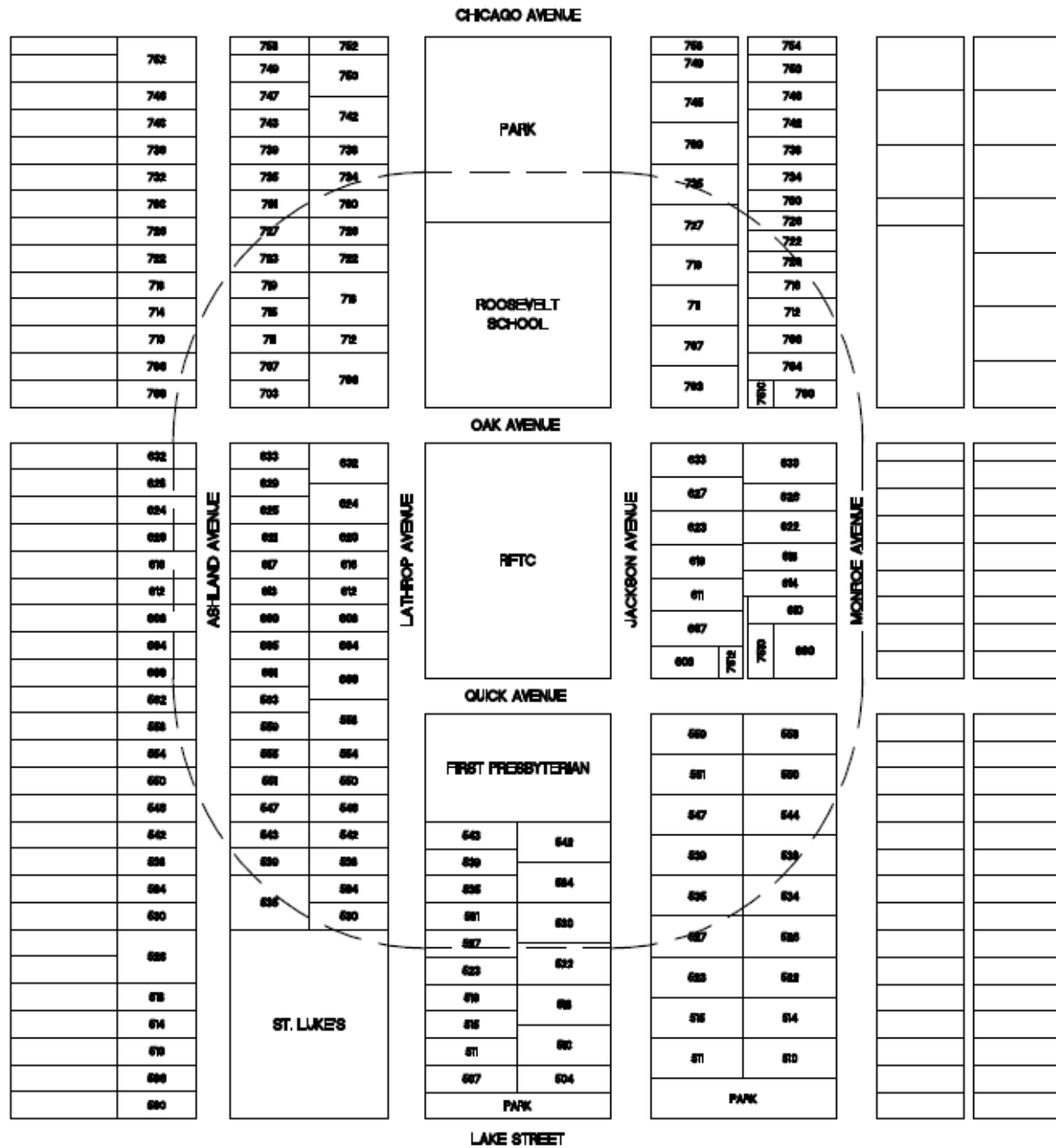
STATE OF ILLINOIS  
COUNTY OF COOK

McTIGUE & SPIEWAK, INC., A PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION, LICENSE NO. 184-002273, HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON SHOWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE COMPANY TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CHICAGO, ILLINOIS, DATED THIS 20TH DAY OF JUNE, A.D. 2007.

BY: [Signature]  
ILLINOIS PROFESSIONAL LAND SURVEYOR  
LICENSE EXPIRES 11/30/2008

# Surrounding Area Plan 500 feet







# RIVER FOREST TENNIS CLUB

ESTABLISHED 1905



## CONTACT INFORMATION

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