

RULES MEETING OF THE BOARD OF TRUSTEES
VILLAGE OF PARK FOREST, COOK AND WILL COUNTIES, ILLINOIS

Village Hall

8:00 p.m.

February 4, 2008

Roll Call

1. A Resolution Endorsing the Metropolitan Mayors Caucus Greenest Region Compact of Metropolitan Chicago
2. An Ordinance Amending Chapter 42 of the Code of Ordinances (Ambulance Fees)
3. An Ordinance Granting Approval of a PUD Overlay for the Victoria Place, Phase Two Subdivision
4. Consideration of a Preliminary Plat for Victoria Place, Phase Two Subdivision, being a Resubdivision of Downtown Park Forest, Unit 2, Lots 4A, 9, 13 and 14

Manager's Comments

Trustee's Comments

Attorney's Comments

Audience to Visitors

Adjournment

Agenda Items are Available in the Lobby of Village Hall

VILLAGE OF PARK FOREST

MEMORANDUM

**TO: John A. Ostenburg, Mayor
Village Board of Trustees**

**FROM: Thomas K. Mick,
Village Manager**

DATE: January 30, 2008

**RE: A RESOLUTION ENDORSING THE METROPOLITAN MAYORS
CAUCUS GREENEST REGION COMPACT OF METROPOLITAN
CHICAGO**

BACKGROUND/DISCUSSION:

The Metropolitan Mayors Caucus has taken a position with a Greenest Region Compact that recommends environmentally friendly practices that can be established by municipal leaders. The Greenest Region Compact is attached for Board review and discussion at the February 4 Rules Meeting. Should the Village Board be inclined to support this endeavor, a resolution of endorsement for the Compact has also been drafted as attached.

At the request of Mayor Ostenburg, the Greenest Region Compact has been shared with members of the Park Forest Environment Commission so as to gather their collective insight. An invitation has been extended to the Commission to be in attendance for Board discussion at the upcoming Rules Meeting.

SCHEDULE FOR CONSIDERATION:

This matter will be on the agenda of the February 4, 2008 Rules Meeting for Board discussion.

RESOLUTION No. _____

**A RESOLUTION ENDORSING THE METROPOLITAN MAYORS CAUCUS
GREENEST REGION COMPACT OF METROPOLITAN CHICAGO**

WHEREAS the Mayor and Board of Trustees recognize the importance in setting the example of being an environmentally friendly community; and

WHEREAS implementing educational programs on conservation practices is a key component of enhancing community awareness that preserving natural resources in the best interests of all; and

WHEREAS taking clear actions that are environmentally friendly and fiscally sound demonstrates the importance of being environmentally conscious.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Board of Trustees of the Village of Park Forest, Cook and Will Counties, endorse the Greenest Region Compact of Metropolitan Chicago as set forth by the Metropolitan Mayors Caucus in substantially the same form as attached. **BE IT FURTHER RESOLVED** that the Village of Park Forest will make efforts, where possible, to implement programs and policies aspiring to the framework of the Greenest Region Compact.

ADOPTED this ____ day of _____, 2008.

APPROVED:

John A. Ostenburg, Mayor

ATTEST:

Village Clerk

Metropolitan Mayors Caucus Greenest Region Compact of Metropolitan Chicago

We the undersigned Mayors, will strive to improve the environment in the Chicago region by taking actions in our own operations and communities.

Through our leadership we will demonstrate the economic and social viability of sustainable and environmentally-friendly practices.

To create the greenest region in the United States, we will commit to:

1. Setting environmental goals within our communities, and
2. Implementing at least seven strategies identified in the Workbook that support the achievement of our goals, including the three Priority Strategies identified by the Caucus' Environmental Committee as described below.

Priority Strategy 1:

Promote residential water conservation practices.

Goal: Measurably reduce the amount of water used by 15% below 2000 water consumption levels by 2015.

Potential Adaptation Actions:

1. Educate residents to increase their knowledge of water saving practices.
2. Provide information on simple ways to save water.
3. Enact sprinkler and outdoor water usage ordinances.
4. Promote use of rain barrels.
5. Encourage use of aerators on water faucets.
6. Repair or replace leaking municipal water mains.
7. Encourage residents to install water meters and check for household leaks.
8. Provide financial incentives to encourage behavioral changes.
9. Encourage xeriscaping – a set of landscape design principles which minimize water usage.
10. Incorporate conservation practices into new development guidelines and incentives, such as for low-flow toilets and showerheads and higher efficiency appliances.
11. Any additional strategy identified by a municipality that is compatible with its environmental goals.



Priority Strategy 2:

Enact E-Waste Recycling Programs.

Goal: Measurably decrease the amount of electronic waste collected by curbside waste haulers.

Potential Adaptation Actions:

1. Develop an e-waste recycling program.
2. Provide information to residents on the hazards of improper disposal of e-waste and the environmental benefits of recycling e-waste;
3. Host, sponsor or advertise at least one e-waste recycling event annually.
4. Donate used equipment to schools, libraries, non-profits, etc.
5. Any additional strategy identified by a municipality that is compatible with its environmental goals.

Priority Strategy 3:

Participate in the Northern Illinois Energy Project's Residential Lighting Program.

Goal: Reduce residential energy consumption by encouraging the use of Compact Fluorescent Light Bulbs.

Potential Adaptation Actions:

1. Partner with the Northern Illinois Energy Project to offer free, or discounted, CFL light bulbs to residents.
2. Any additional strategy identified by a municipality that is compatible with its environmental goals.

Additional Environmental Strategies:**Air Strategies:**

1. Retrofit municipal diesel engines by installing pollution control devices.
2. Raise awareness of public transit options by displaying information about options and promoting these choices to citizens, employees, and visitors.
3. Build bus shelters and install bike racks to encourage non-automotive travel.

Energy Strategies:

4. Reduce energy consumption by changing out incandescent traffic signal bulbs to light emitting diodes (LEDs).
5. Commit to annually purchasing renewable energy or renewable energy certificates.

Land Strategies:

6. Implement a municipal tree planting ordinance to establish, and maintain maximum tree cover.

Waste Strategies:

7. Adopt a local ordinance or policy which requires the recycling of construction and demolition debris.
8. Offer a residential paint recycling program.

9. Implement a curbside recycling program.

Water Strategies:

10. Review local stormwater ordinances, identify barriers to implementation, and encourage the implementation of Stormwater Best Management Practices through local planned developments and redevelopments.

By signing the Greenest Region Compact of Metropolitan Chicago, we pledge to make environmental considerations a priority. We will demonstrate that environmental practices are fiscally responsible. We call on our residents and businesses to join us as environmental stewards to preserve our resources, climate, and economic viability of our region for future generations.

AGENDA BREIFING

DATE: January 31, 2008

TO: Mayor John Ostenburg
Board of Trustees

FROM: Traci Apt, Administrative Assistant
Fire Department

RE: Ambulance Fee Increase

BACKGROUND/DISCUSSION:

In December, 2006 the department received a letter from Andres Medical Billing indicating our billing rates for ambulance service had fallen below the Medicare allowed amounts and more importantly, that Medicare would no longer reimburse for certain items billed by the Village. This letter further recommended we increase our billing rates to continue receiving the maximum payment allowable from Medicare, Medicaid and Public Aid. Following this notification Chief Wilcox tasked me with analyzing our current ambulance fee structure and providing him with any recommended changes to the schedule based on this analysis. Detailed below is my analysis.

Currently the Village of Park Forest charges for two different levels of service; Basic Life Support (BLS) and Advanced Life Support (ALS). We also charge for mileage, oxygen, intravenous (IV) supplies and electrocardiograms (EKG). As outlined in Table 1 below, you will see there are also separate rates for services rendered to residents and non-residents. While reviewing the remainder of the document, please keep in mind these rates for service have not been increased or adjusted since September of 2003.

Resident Rates		Non-resident Rates	
BLS	\$250.00	BLS	\$400.00
ALS	\$300.00	ALS	\$500.00
Mileage	\$6.50/mile	Mileage	\$6.50/mile
Oxygen	\$30.00	Oxygen	\$30.00
IV Supplies	\$30.00	IV Supplies	\$30.00
EKG	\$60.00	EKG	\$60.00

Table 1

In performing research on this issue, I obtained a copy of the 2007 Annual Ambulance User Fee Survey completed by the Naperville Fire Department. This survey provided ambulance fee information for over 50 departments across the Chicagoland area. That, coupled with billing information provided by Andres Medical Billing, brought the sample pool to over 150 agencies.

The information in these surveys provided a great baseline of data, however, after discussing my progress with Chief Wilcox, I decided to further define our comparables to those communities adjacent to the Village of Park Forest and those directly adjacent to them. A copy of this information is provided in the attached Appendix #1 document. The charts in Appendix #1 depict Park Forest's standing with regard to fees for service for residents and non-residents depending on the level of service provided (BLS, ALS or ALS2), as well as our standing compared to the Medicare Minimums. You will notice, based on this information, Park Forest's fees are in the

bottom quarter for resident and the bottom third for non-resident. You will also notice our resident fees are well below the Medicare Minimums.

I have also calculated the actual cost per call to provide emergency medical services to the community. This information is attached as Appendix #2. Of course this is an approximate cost, but it comes from a fairly detailed analysis of our direct costs as outlined in the FY 2007/08 Budget and our total number of ambulance responses for calendar year 2006. Based on this analysis, the cost of an ambulance call was determined to be just over \$800.

RECOMMENDATION:

The following recommendation is based on a number of factors including but limited to the following: the importance of raising our fees to keep in line with the 2007 Medicare Fee Schedule thereby guaranteeing maximum payment from Medicare, Medicaid and Public Aid recipients, the elimination of payment by Medicare for certain services (oxygen, IV, EKG) provided and currently billed for by our department and the Village’s current standing with regard to the fees charged by our neighboring communities.

It is for these reasons I am recommending the fees for service be adjusted as outlined in Table 2 below. If adopted, Park Forest’s resident rates will be just above the Medicare Minimums as shown in Appendix #3. By setting the rates just above the Medicare Minimums, it should not be necessary to increase fees for at least two years. Thereafter, it is my recommendation we review our fees every other year in order to keep the necessary increases as minimal as possible.

Resident Rates		Non-resident Rates	
BLS	\$350.00	BLS	\$600.00
ALS	\$425.00	ALS	\$700.00
ALS2	\$600.00	ALS2	\$750.00
Mileage	\$6.50/mile	Mileage	\$6.50/mile
Oxygen	No charge	Oxygen	No charge
IV Supplies	No charge	IV Supplies	No charge
EKG	No charge	EKG	No charge
Treat-No Transport	\$100.00	Treat-No Transport	\$200.00

Table 2

I would offer the following thoughts as you compare the current fees with the proposed fee schedule above. First, all resident fees are adjusted just above the Medicare minimums shown in the attached Appendix #4 document thereby creating some margin to off-set insurance write downs; second, the greatest changes occur in the area of BLS and the addition of ALS2 level services. The BLS increase is approximately \$70.00 and is directly related to the changes in the Medicare minimum and the fact we have not adjusted our rates in four years. ALS2 is a new category for the most advanced pre-hospital emergency medical care given to a patient.

Finally, I am recommending a fee for services rendered where a patient receives treatment but is not transported. It should be noted this type of treat/no transport fee would not typically be covered by Medicare, Public Aid or most insurance companies and would therefore have to be paid by the patient. This fee is designed to be a deterrent to those who abuse the service, as well as a means to recoup the cost of supplies for patient’s who are treated and refuse transportation.

SCHEDULE FOR CONSIDERATION: This item will appear on the agenda of the Rules Meeting of February 4, 2008, for discussion.

ORDINANCE No. _____

**AN ORDINANCE AMENDING CHAPTER 42 OF THE CODE OF ORDINANCES,
VILLAGE OF PARK FOREST, COOK AND WILL COUNTIES, ILLINOIS.**

BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Park Forest, Cook and Will Counties, Illinois that Chapter 42, Section 42-14 is amended by replacing the language in subsection (1) with the following language:

Sec. 42-14. Rates and levels of fire service.

(1) The following rates for emergency medical services shall apply:

	Resident	Non-Resident
Basic Life Support	\$ 350.00	\$ 600.00
Advanced Life Support	\$ 425.00	\$ 700.00
Advanced Life Support 2	\$ 600.00	\$ 750.00
Mileage (per mile)	\$ 6.50	\$ 6.50
Treat/No Transport	\$ 100.00	\$ 200.00

Passed this _____ day of February, 2008.

AYES:

NAY:

ABSENT:

APPROVED:

ATTEST:

Mayor

Clerk

Current Ambulance Fees November, 2007

Resident: * No separate charge for ALS2; denotes the last year Ambulance Fees were increased.

COMMUNITY	BLS
South Chicago Heights	500.00
Steger Estates	500.00
Olympia Fields	485.00
Crete Township	400.00
Frankfort	400.00
Monee	400.00
Steger	400.00
Matteson	355.00
Richton Park	350.00
Medicare Minimum	338.94
Chicago Heights	300.00
Crete	300.00
Flossmoor	300.00
Park Forest	250.00
University Park	200.00

COMMUNITY	ALS
South Chicago Heights	620.00
Steger Estates	600.00
Olympia Fields	540.00
Frankfort	500.00
Steger	500.00
Matteson	455.00
Richton Park	450.00
Medicare Minimum	402.50
Chicago Heights	400.00
Crete	400.00
Crete Township	400.00
Flossmoor	400.00
Monee	400.00
Park Forest	350.00
University Park	350.00

COMMUNITY	ALS2
Olympia Fields	692.00
South Chicago Heights	620.00
Medicare Minimum	582.56
Chicago Heights	500.00
Matteson	500.00
Crete Township	400.00
Crete	* 2007
Frankfort	* 2007
Richton Park	* 2004
Flossmoor	* 2003
Park Forest	* 2003
Steger	* 2002
University Park	* 1999
Monee	
Steger Estates	

Non-Resident: * No separate charge for ALS2; denotes the last year Ambulance Fees were increased.

COMMUNITY	BLS
Monee	800.00
Crete Township	700.00
Frankfort	600.00
Matteson	600.00
Richton Park	550.00
Crete	500.00
South Chicago Heights	500.00
Steger	500.00
Steger Estates	500.00
Olympia Fields	485.00
Park Forest	400.00
Flossmoor	350.00
Medicare Minimum	338.94
Chicago Heights	300.00
University Park	250.00

COMMUNITY	ALS
Monee	800.00
Crete Township	700.00
Richton Park	700.00
Steger	700.00
South Chicago Heights	620.00
Crete	600.00
Frankfort	600.00
Matteson	600.00
Steger Estates	600.00
Olympia Fields	540.00
Flossmoor	500.00
Park Forest	500.00
Medicare Minimum	402.50
Chicago Heights	400.00
University Park	400.00

COMMUNITY	ALS2
Matteson	750.00
Crete Township	700.00
Olympia Fields	692.00
South Chicago Heights	620.00
Medicare Minimum	582.56
Chicago Heights	500.00
Crete	* 2007
Frankfort	* 2007
Richton Park	* 2004
Flossmoor	* 2003
Park Forest	* 2003
Steger	* 2002
University Park	* 1999
Monee	
Steger Estates	

PARK FOREST FIRE DEPARTMENT

COSTS PER AMBULANCE CALL

Ambulance service life expectancy	10 years	
Cost of two (2) ambulances		\$257,734.00
Initial cost of equipping two (2) ambulances		<u>\$126,056.00</u>
	Total Equipment Costs	\$383,790.00
	divided by the number of ambulance calls in last 10 years	<u>18,672</u>
	Vehicle / Equipment costs per call	<u>\$20.55</u>
Fire Service Personnel costs excluding administration		\$2,081,335.00
	Multiply by ratio of ambulance calls to fire calls	<u>73.10%</u>
	Funds earmarked for EMS personnel	\$1,521,455.89
	Divided by the number of ambulance calls	<u>2,169</u>
	Personnel costs per ambulance call	<u>\$701.45</u>
Operating expenses for EMS Division		\$64,645.00
	Divided by the number of ambulance calls	<u>2,169</u>
	Operating expenses for EMS division per call	<u>\$29.80</u>
Maintenance / Fuel costs excluding fire + capital		\$106,558.00
	Divided by the number of ambulance calls	<u>2,169</u>
	Maintenance costs per ambulance call	<u>\$49.13</u>
	COST PER AMBULANCE CALL	<u>\$800.94</u>

Proposed Ambulance Fees November, 2007

Resident: * No separate charge for ALS2; denotes the last year Ambulance Fees were increased.

COMMUNITY	BLS
South Chicago Heights	500.00
Steger Estates	500.00
Olympia Fields	485.00
Crete Township	400.00
Frankfort	400.00
Monee	400.00
Steger	400.00
Matteson	355.00
Park Forest	350.00
Richton Park	350.00
<i>Medicare Minimum</i>	338.94
Chicago Heights	300.00
Crete	300.00
Flossmoor	300.00
University Park	200.00

COMMUNITY	ALS
South Chicago Heights	620.00
Steger Estates	600.00
Olympia Fields	540.00
Frankfort	500.00
Steger	500.00
Matteson	455.00
Richton Park	450.00
Park Forest	425.00
<i>Medicare Minimum</i>	402.50
Chicago Heights	400.00
Crete	400.00
Crete Township	400.00
Flossmoor	400.00
Monee	400.00
University Park	350.00

COMMUNITY	ALS2
Olympia Fields	692.00
South Chicago Heights	620.00
Park Forest	600.00
<i>Medicare Minimum</i>	582.56
Chicago Heights	500.00
Matteson	500.00
Crete Township	400.00
Crete	* 2007
Frankfort	* 2007
Richton Park	* 2004
Flossmoor	* 2003
Steger	* 2002
University Park	* 1999
Steger Estates	
Monee	

Non-Resident: * No separate charge for ALS2; denotes the last year Ambulance Fees were increased.

COMMUNITY	BLS
Monee	800.00
Crete Township	700.00
Frankfort	600.00
Matteson	600.00
Park Forest	600.00
Richton Park	550.00
Crete	500.00
South Chicago Heights	500.00
Steger	500.00
Steger Estates	500.00
Olympia Fields	485.00
Flossmoor	350.00
<i>Medicare Minimum</i>	338.94
Chicago Heights	300.00
University Park	250.00

COMMUNITY	ALS
Monee	800.00
Crete Township	700.00
Park Forest	700.00
Richton Park	700.00
Steger	700.00
South Chicago Heights	620.00
Crete	600.00
Frankfort	600.00
Matteson	600.00
Steger Estates	600.00
Olympia Fields	540.00
Flossmoor	500.00
<i>Medicare Minimum</i>	402.50
Chicago Heights	400.00
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COMMUNITY	ALS2
Matteson	750.00
Park Forest	750.00
Crete Township	700.00
Olympia Fields	692.00
South Chicago Heights	620.00
<i>Medicare Minimum</i>	582.56
Chicago Heights	500.00
Crete	* 2007
Frankfort	* 2007
Richton Park	* 2004
Flossmoor	* 2003
Steger	* 2002
University Park	* 1999
Steger Estates	
Monee	

Park Forest Fire Department

Current Rates:

Resident

BLS	\$250.00
ALS	\$350.00
ALS 2	\$
Mileage	\$ 6.50
Oxygen	\$ 30.00
IV Supplies	\$ 30.00
EKG	\$ 60.00

Non-Resident

BLS	\$400.00
ALS	\$500.00
ALS 2	\$
Mileage	\$ 6.50
Oxygen	\$ 30.00
IV Supplies	\$ 30.00
EKG	\$ 60.00

Medicare Fee Schedule:

Resident

BLS	\$338.94
ALS	\$402.50
ALS 2	\$582.56
Mileage	\$ 6.25
Oxygen	\$ 0.00
IV Supplies	\$ 0.00
EKG	\$ 0.00

Non-Resident

BLS	\$338.94
ALS	\$402.50
ALS 2	\$582.56
Mileage	\$ 6.25
Oxygen	\$ 0.00
IV Supplies	\$ 0.00
EKG	\$ 0.00

Proposed Rates:

Resident

BLS	\$350.00
ALS	\$425.00
ALS 2	\$600.00
Mileage	\$ 6.50
Oxygen	*Do not charge
IV Supplies	*Do not charge
EKG	*Do not charge

Non-Resident

BLS	\$600.00
ALS	\$700.00
ALS 2	\$750.00
Mileage	\$ 6.50
Oxygen	*Do not charge
IV Supplies	*Do not charge
EKG	*Do not charge

*Andres Medical Billing indicates we should not charge for this item, as it is a non-eligible charge by Medicare, Public Aid and other payors that follow suit.

AGENDA BRIEFING

DATE: January 31, 2008

TO: Mayor Ostenburg
Board of Trustees

FROM: Hildy L. Kingma, AICP
Director of Economic Development and Planning

RE: An Ordinance Granting Approval of a PUD Overlay for the Victoria Place, Phase Two Subdivision

BACKGROUND/DISCUSSION:

Bigelow Homes has submitted plans for the development of Phase Two of the Victoria Place development, also known as Legacy Square. Their application includes a preliminary plat (to be considered in a separate agenda item on the Board Rules agenda of February 4), a planned unit development (PUD), and preliminary engineering plans for the public improvements (for review and approval by Village Staff). Phase Two will be developed on 8.332 acres currently used for the former Marshall Fields building and associated parking for that building, Village Hall, and the Cultural Arts building.

The PUD Overlay that is proposed for Phase Two includes many of the same features that are present in Phase One of this development. However, there are also some unique elements, such as the introduction of public alleys to provide access to each of the homes built in this new phase. A detailed description of the proposed development can be found in the attached Staff memo to the Plan Commission.

The Plan Commission conducted a public hearing and deliberated on this request at their meeting on January 15, 2008. The attached Ordinance to approve the requested PUD Overlay reflects the Plan Commission's recommendation.

Note that the Village Staff is also working with Bigelow Homes to negotiate a redevelopment agreement for Phase Two that will allow the Phase Two subdivision to be completed. We expect this agreement will be presented to the Board within the next couple of months.

The attached Ordinance has been reviewed by the Village Attorney.

SCHEDULE FOR CONSIDERATION: This item will appear on the agenda of the Regular meeting of February 4, 2008 for your consideration.

MEMORANDUM

TO: Mayor and Board of Trustees

FROM: Vernita Wickliffe-Lewis, Chair
Park Forest Plan Commission

DATE: January 23, 2008

RE: Recommendation and Findings Regarding a Request to Approve the Planned Unit Development Overlay for the Victoria Place, Phase Two Subdivision

On January 15, 2008, the Plan Commission conducted a public hearing and considered a request to approve the Planned Unit Development (PUD) Overlay for the Victoria Place, Phase Two, Subdivision. This request was submitted by Bigelow Homes, the developer/builder for Victoria Place (also known as Legacy Square).

After conducting the public hearing, the Plan Commission voted unanimously to recommend approval of the requested PUD Overlay. This approval includes the complete set of plans within the package labeled "PUD Site Plan", including Exhibits 1 through 5. It also includes the following specific PUD Overlay standards. Note that any conditions recommended by the Plan Commission are incorporated as relevant to each specific PUD Overlay standard.

Victoria Place, Phase Two PUD Overlay standards:

- The underlying zoning of this PUD Overlay district will remain C-2, Commercial, but the land uses and design standards within the R-2A, Multiple Family zoning district will control the development within this district.
- Public alleys will be permitted based on the following conditions:
 - The alleys will be a minimum of 22 feet in right-of-way width and 20 feet in pavement width. Garage setbacks off the alleys will be 1.5 feet from the right-of-way and a minimum of 2.5 feet from the edge of pavement.
 - Minimum 1.5 foot setbacks will be platted on all alleys for the garages, with a six (6) foot setback on the north property line of Lot 3 and a five (5) foot setback on the north property line of Lots 7 and 8.
 - All alleys will be posted with signs or pavement marking noting "no parking fire lanes" and the Police Department will be authorized to ticket vehicles parking in the fire lane.
 - The only parking permitted on the alleys will be in the designated visitor parking (labeled as "off public street parking") shown on the PUD Site Plan.
 - All alleys will be certified by the Village's consulting engineer to meet the turning radius for fire apparatus.
- The maximum floor area ratios, minimum lot area per dwelling unit, and minimum open space ratios specified on Exhibit 3 of the PUD Site Plan are approved in this PUD Overlay district.
- Accessory dwelling units (ADU) may be constructed on up to 10 dwelling units in the subdivision, with the following stipulations:
 - The ADU will not require a separate permit or utility services.

- The ADU will be separated from the main dwelling unit by a one (1) hour rated wall.
 - The ADU may be rented.
- A total of 18 live/work units may be constructed on Lots 1 and 2 along Main Street, with the following stipulations:
 - The commercial uses allowed within the “work” space would include any uses allowed by the home occupation provisions of Section 18-43 (c) of the Zoning Ordinance, as well as the sale of commodities such as antiques, clothing, and other similar merchandise.
 - Uses prohibited in the live/work units would include those uses that would be specifically prohibited by the DownTown covenants, as listed on the exhibit to the ordinance.
 - The live/work units will be constructed consistent with Village codes, specifically CABO 1 and 2 Family Dwelling Code or the BOCA basic Code Use Group R3.
 - The home occupation may occupy the entire first floor of the unit, with the exception of the garage.
 - No more than two (2) persons at a time, other than members of the family residing on the premises, shall be engaged in assisting the occupation.
 - The dwelling unit may only be owner-occupied, but the work unit may be leased.
 - The home occupation may have a sign in the window or a sign hung perpendicular to the front of the residence on the front wall of the residence no more than four (4) square feet in size.
 - The courtyard/patio area behind the public walk may be used to display product when the door to the home occupation is unlocked.
 - Traffic is expected to be generated by these units, and patrons of the home occupation shall be permitted to park off-street in the downtown shared parking lots.
- A total of 163 public parking spaces are appropriate based on the parking standards established by the DownTown covenants.
- All homes along Indianwood Boulevard are required to have windows along the side elevation that faces Indianwood Boulevard, and at least two of these homes must have wrap-around porches.
- Section 118-198 of the Zoning Ordinance, which requires a minimum of ten (10) acres for each PUD overlay district, is waived.

The Plan Commission’s recommendation acknowledged that there are three technical revisions that remain to be made to the plans. These technical revisions, which will be made after all approvals are final, include the following:

- Attach a list of all approved PUD Standards to a cover sheet of the PUD Site Plan.
- Change the name of “Mykell Lane” as its pronunciation is too similar to “Michael Road”, which is an existing street name.
- Any minor changes which are necessary based on the Village Engineer’s review of the preliminary engineering plans for the public improvements.

PLAN COMMISSION MEMO

TO: Plan Commission

FROM: Hildy L. Kingma, AICP
Director of Economic Development and Planning

DATE: January 8, 2008

RE: NEW BUSINESS – Plan Commission Meeting of January 15, 2008
PUBLIC HEARING
Consideration of a Planned Unit Development Overlay District for Victoria Place,
Phase Two

Introduction

Bigelow Homes has submitted plans for the development of Phase Two of the Victoria Place development, also known as Legacy Square. Their application includes a preliminary plat (to be considered in a separate agenda item), a planned unit development, and preliminary engineering plans for the public improvements (for review and approval by Village Staff). Phase Two will be developed on 8.332 acres currently used for the former Marshall Fields building and associated parking for that building, Village Hall, and the Cultural Arts building. Consideration of the planned unit development (PUD) for Victoria Place, Phase Two is based on the attached materials labeled “Victory Place Phase 2 PUD Site Plan”. All graphics and data within this set of material constitute the formal submittal.

As required by the Zoning Ordinance for consideration of a PUD overlay district, notice of this public hearing was published in the Park Forest edition of the *Southtown/Star Newspaper* on December 30, 2007. Also as required by the Zoning Ordinance, this notice was sent, via certified mail return receipt requested, to all property owners within 250 feet of the property. As of the completion of this memo, receipts had been returned from 32 of the surrounding 52 property owners.

In June and July 2006 the Plan Commission reviewed a Concept Plan for this development and provided feedback to the developer regarding that plan (see Exhibit 1). The planned unit development (PUD) currently under review is substantially consistent with that Concept Plan. Where there are differences from the Concept Plan, they are largely due to the need to make adjustments to address public safety and welfare concerns raised by Village Staff.

The original Victoria Place subdivision (marketed as Legacy Square) was initially approved in 1998 as a PUD. The PUD process created a unique zoning overlay district for the subdivision that allowed the project to be designed and developed largely in the manner that exists today. In 2005 Bigelow Homes requested and gained approval of some minor modifications to the original PUD overlay in order to allow for their unique housing product. The design of this residential development was created to be consistent with guidelines established by the adopted Master Plan for Redevelopment of Downtown Park Forest, including “more intense residential development, improved accessibility for pedestrians, bicycles and vehicles and well landscaped public spaces.” The need for dense housing in the downtown area was confirmed by the 2003 Technical

Assistance Panel conducted by the Urban Land Institute (ULI). In the report that resulted from the ULI's work, they stated that "additional housing 'is critical to increasing the vibrancy' of the area". The property that is included in the Phase Two development was one of the areas the ULI targeted for additional housing because it would help "to absorb some of the excess parking that some folks feel has a blighting effect" on the downtown.

Based on the Park Forest Zoning Ordinance a planned unit development allows for the creation of unique standards for the use of land within the development. Some of these unique standards may provide for a variety of housing types or land uses, greater residential densities, appropriate common open space, and alternative setbacks between buildings. In addition, the Zoning Ordinance recognizes that due to the uniqueness of each PUD plan it may be necessary to modify or waive specifications for public improvements, such as utilities, streets, and sidewalks (Section 118-200).

Basic Description of the Development

- This development includes 59 single family homes and 18 live/work units on an 8.332 acre parcel. This results in a density of nine dwelling units per acre, consistent with the development density of Phase One.
- The same house models that are offered in Phase One will be offered in Phase Two. These include the live/work units, which are 1,760 square feet in size, and seven single family models ranging in size from 1,160 square feet to 1,728 square feet. These sizes are for the living area only, exclusive of garages. One of the homes to be offered in both phases is designed with a first floor master bedroom suite, therefore allowing for barrier free living for those prospective residents who need this option.
- Garage sizes range from 383 square feet to 425 square feet. The Building Department reports that most garages in the Village have been built in the range of 400 square feet, as that was the maximum size permitted until 1996.
- The residential portion of the development conforms to the Village's parking standard by providing two parking spaces per dwelling unit. These parking spaces are provided within the garage of each home. In addition, 56 designated private guest parking spaces will be provided outside the public parking lot, including 20 in the single family area and 36 in the live/work area. The Redevelopment Agreement will include provisions for allowing the homeowners to park in the public parking lot during evenings and weekends with some type of parking pass.
- The design of the development includes public alleys, wherein the front of the homes will face an interior, landscaped courtyard and the garages will be accessed along the alley.
- The plan provides for a building for storage of equipment needed for events that take place on Village Green, and public restrooms. This building is located adjacent to and west of Village Hall and is approximately 1,400 square feet in size.
- The existing Village monument sign at the corner of Orchard Drive and Main Street will remain in place.
- Based on the 77 homes proposed, the estimate of bedroom sizes shown on the PUD Site Plan, and the dedication of 0.44 acres in the expanded Village Green, the park land improvement fee and fee in-lieu of dedication totals \$95,229.80. The Recreation and Parks Department will determine the design of the expanded Village Green and the use of the fee in-lieu of dedication will be negotiated within the Redevelopment Agreement.

- An integral part of the private open space within the development is provided within the courtyards between the front entrances of the homes. Three “gathering areas” will be provided within these courtyards, consisting of bench seating, landscaping and lighting.
- Unlike Phase One, individual lots are not platted for each home. However, similar to Phase One, the individual homes will be sold on a metes and bounds description that includes the home and the private open space.
- The former Marshall Fields building will be demolished by the Village in spring 2008 in order to allow for this development to proceed, and accommodations are made within the Victoria Place, Phase Two development for public parking for visitors and employees within Village Hall and the Cultural Arts building.
- The public parking will be reconfigured to allow for 163 parking spaces to accommodate visitors and employees in Village Hall and the Cultural Arts building.

Victoria Place, Phase Two PUD Design Standards

The unique design elements of this development are described in this section. Approval of this PUD Site Plan and the associated preliminary plat will constitute approval of the PUD zoning district overlay for this development, thereby creating a unique zoning district applicable only to this project.

Underlying Zoning - This development is located within the C-2, Commercial zoning district. Consistent with the development of Phase One, this underlying zoning district will remain in place. However, the land uses and design standards within the R-2A, Multiple Family zoning district, will control the development of the Victoria Place, Phase Two subdivision.

Alleys - Approval of this PUD will constitute a waiver of Section 94-6 (d) of the Subdivision Ordinance, which prohibits alleys. It is in the best interests of the residents of the PUD, and not inconsistent with the interests of the entire Village to permit this modification to the Subdivision Ordinance. To require the alleys to be owned and maintained by the homeowners’ association would put an undue burden on those homeowners, and would be inconsistent with the services typically provided by a municipality. The public alleys will serve as the direct route to each of the homes within this subdivision and therefore it would be the residents’ expectation that they would be publicly maintained. Support of a PUD standard to allow for public alleys is based on the following conditions:

- The alleys will be a minimum of 22 feet in right-of-way width and 20 feet in pavement width. Garage setbacks off the alleys will be 1.5 feet from the right-of-way and a minimum of 2.5 feet from the edge of pavement.
- Minimum 1.5 foot setbacks will be platted on all alleys for the garages, with a six foot setback on the north property line of Lot 3 and a five foot setback on the north property line of Lots 7 and 8.
- All alleys will be posted with signs or pavement marking noting “no parking fire lanes” and the Police Department will be authorized to ticket vehicles parking in the fire lane.
- The only parking permitted on the alleys will be in the designated visitor parking (labeled as “off public street parking”) shown on the PUD Site Plan.
- All alleys will be certified by the Village’s consulting engineer to meet the turning radius for fire apparatus.

Density/Intensity of Development - The R-2A, Multifamily zoning district is intended for development of not more than 17 dwelling units per acre. The proposed Victoria Place, Phase Two development will be developed at approximately nine dwelling units per acre, consistent with the development in Phase One. Therefore, it is well within the density limits of the zoning standards intended for this PUD district. However, there are other measures of density that need to be addressed. These include floor area ratio, minimum lot area/dwelling unit, and open space ratio. See Exhibit 3 of the PUD Site Plan for the data related to this discussion.

- Section 118-135 of the Zoning Ordinance establishes a maximum floor area ratio (FAR) of 0.5 for the R-2A Multifamily zoning district. The FAR on each lot within Phase Two ranges from 0.89 to 2.2, thereby exceeding the maximum in each case.
- Section 118-136 of the Zoning Ordinance establishes a minimum lot area per dwelling unit by type of dwelling. Because the R-2A zoning district is intended for multifamily development, there is no standard for single family dwellings. However, the row house standard requires a minimum of 2,500 square feet per dwelling unit. Lots 1, 2, 6 and 7 do not conform to this standard with average lot areas ranging from 2,250 to 2,496 square feet.
- Section 118-138 of the Zoning Ordinance establishes a minimum open space ratio of 0.9 for the R-2A Multifamily zoning district. All of the single family lots conform to this standard. Lots 1 and 2, the live/work lots, are less than this standard, at 0.61 and 0.59 respectively.

As noted previously, the Master Plan for the Downtown Redevelopment and the ULI Technical Assistance Panel both called for high density development in the Downtown in order to support the commercial uses. The density of development is appropriate for the Downtown because of the ability of the residents to walk to many of the amenities that are typically desired for residential development, including shopping, public services, library, and recreation. Further, this development is contributing 0.44 acres to expand the public open space in the Village Green, and this open space is immediately adjacent to the live/work dwellings. As provided in Section 118-198 of the Zoning Ordinance, the increased density of development in this PUD is appropriate because of its location in the Downtown, the ability to provide for increased efficiency of public services, the increase in the public open space provided by this development, and the relationship between this residential development and the increased viability of the Downtown commercial development.

Accessory Dwelling Units (ADUs) - Consistent with the development in Phase One, accessory dwelling units will be permitted in Phase Two. Bigelow Homes notes that an ADU provides a means to “allow extended families to live under one roof, promote extended ownership, and raise a home’s assessed value.” An ADU is a 600 square foot living space built above the garage, including a separate entrance, kitchen, bathroom, bedroom and living room area. An ADU is not counted or considered as a separate dwelling unit and does not require separate permits or utility services. The ADU is separated from the main house by a one hour fire wall. While the covenants will state that the single family homes must remain owner-occupied, the ADU may be rented. This would allow for the situation where the ADU was originally constructed for a grandparent or adult child. But at the point at which the original ADU occupant moved on to a different living situation, the ADU could be rented. This is not considered as a potential detriment to the neighborhood because, as noted above, the ADU will essentially be part of the main living space and the owner occupants of the main living space are more likely to closely

monitor the occupant(s) of the ADU. No more than 10 ADUs will be permitted in Phase Two due to the minimum amount of guest parking available in this development.

Live/Work Units – The live/work units are a unique feature of the Victoria Place development which add to the connection between the residential neighborhood and the commercial DownTown. A total of 19 live/work units will be built in Phase Two. These units are intended to provide approximately 500 square feet of “work” space on the first floor, with the living space located on the second floor of the unit. Access to the living unit can be gained either from the work space or from the outside. The unique characteristics of these units that would be permitted by this PUD include the following:

- The commercial uses allowed within the “work” space would include any uses allowed by the home occupation provisions of Section 18-43 (c) of the Zoning Ordinance, as well as the sale of commodities such as antiques, clothing, and other similar merchandise.
- Uses prohibited in the live/work units would include those uses that are specifically prohibited by the Downtown Covenants, as listed on Exhibit 2.
- The live/work units will be constructed consistent with Village codes, specifically CABO 1 and 2 Family Dwelling Code or the BOCA Basic Code Use Group R3.
- The home occupation may occupy the entire first floor of the unit, with the exception of the garage.
- No more than two (2) persons at a time, other than members of the family residing on the premises, shall be engaged in assisting the occupation.
- The dwelling unit may only be owner-occupied, but the work unit may be leased.
- The home occupation may have a sign in the window or a sign hung perpendicular to the front of the residence on the front wall of the residence no more than four (4) square feet in size.
- The courtyard/patio area behind the public walk may be used to display product when the door to the home occupation is unlocked.
- Traffic is expected to be generated by these units, and patrons of the home occupation shall be permitted to park off-street in the Downtown shared parking lots.

Public Parking – The PUD Site Plan shows a total of 163 public parking spaces provided for the use of visitors and employees to Village Hall and the Cultural Arts Building. The Declaration of Covenants, Conditions, Restrictions and Easements for DownTown Park Forest was recorded in 1998 and controls the use of property within the DownTown. Among the restrictions established by these DownTown Covenants is a requirement to provide three parking spaces for each 1,000 square feet of floor area in the buildings “immediately adjacent” to the parking areas. Normally, the parking standards established by the Village’s Zoning Ordinance would control parking requirements for a private development. However, given that the Village of Park Forest is a majority property owner in the DownTown, and these Covenants were established by the Village, it seems reasonable to consider the parking standards established by the Covenants as the controlling standards. Based on the requirement of three parking spaces per 1,000 square feet of floor area, Village Hall and the Cultural Arts Building (total of 49,958 square feet) require a total of 150 parking spaces. A significant portion of the square footage included within both of these buildings accommodates uses (the Illinois Theatre Center and the Board Room in Village Hall) that primarily generate evening, off the peak traffic. Therefore, on any given day the actual demand for parking ins likely to be much less. Staff has documented this by

monitoring the use of the parking lots south of Village Hall and the Cultural Arts Building since August 2007. The number of cars parked in these areas has been counted at all hours of the work day, including days when outside organizations were using the Village Hall Board Room, on days of major DownTown events, and on weekend evenings when events were being held at the Illinois Theatre Center and Tall Grass Gallery. The most cars parked in these lots on a work day was 78 and on weekend evenings was 55. The only time the cars parked exceeded the proposed number of parking spaces was on the weekend of the Park Forest Art Fair. On that Saturday, there were 175 cars parked. Based on all of this input and analysis, it is reasonable to assume that the 163 parking spaces provided by the proposed PUD Site Plan will be sufficient to meet the needs of the visitors and employees in both buildings.

Streetscape on Indianwood Boulevard – In order to ensure a varied streetscape along Indianwood Boulevard, Staff recommends a PUD standard that requires all homes along this street to have windows along the side elevation that faces Indianwood Boulevard, and at least two of the homes to have wrap-around porches.

Size of PUD – Section 118-198 of the Zoning Ordinance requires a minimum of 10 acres for each PUD overlay district. While Victoria Place, Phase Two is 8.332 acres, when considered as a total development with Phase One, its total size increases to 15.3056 acres. Therefore, this development is consistent with the intent of the planned unit development procedures and standards established by the Ordinance, even though Phase Two does not conform to the minimum size requirement.

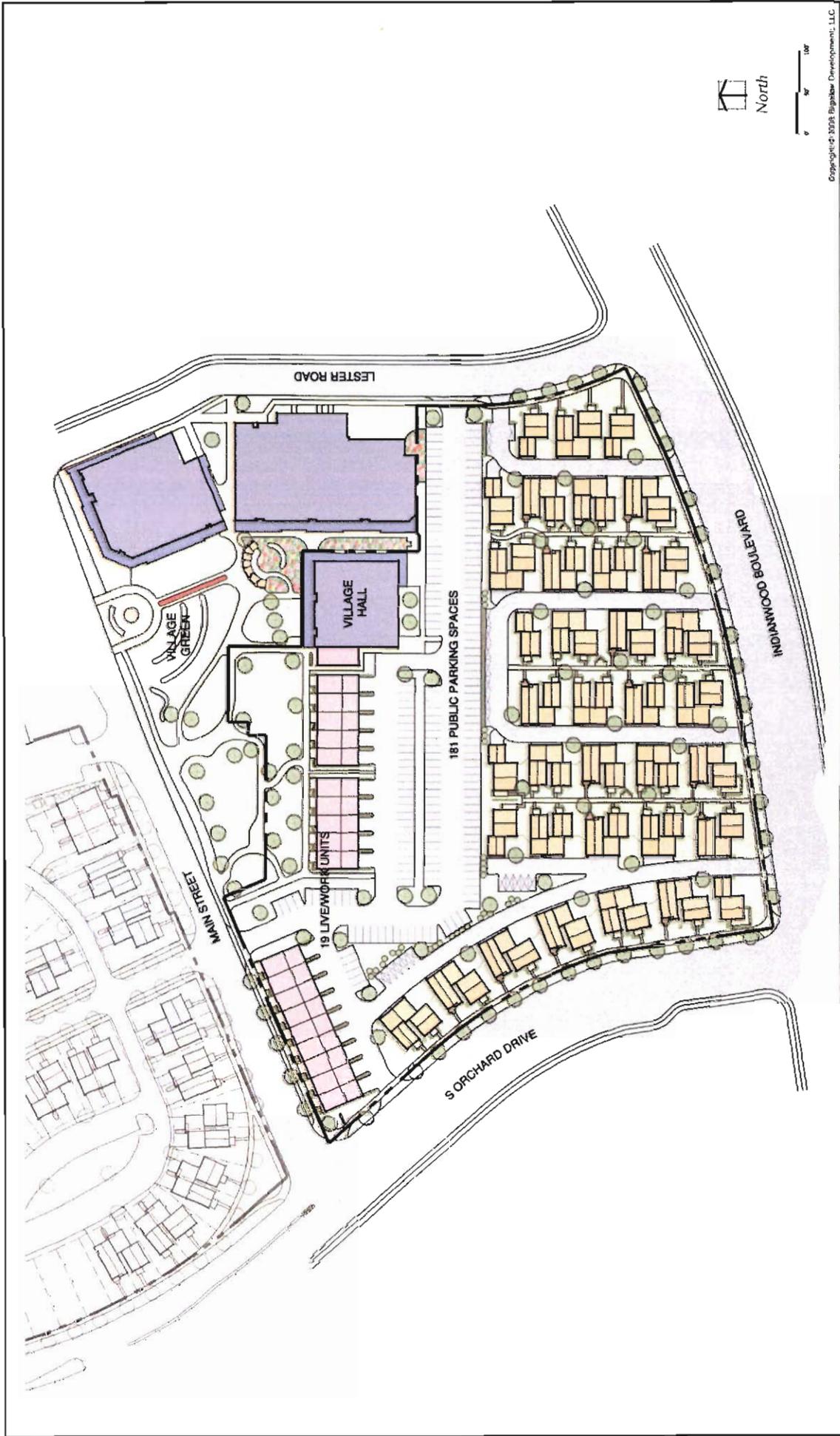
Technical Revisions Necessary

Village Staff has worked closely with Bigelow Homes to review drafts of this PUD Site Plan and ensure that it conforms to the technical standards of the Village's Zoning and Subdivision Ordinances. Review has been conducted by staff from the Planning, Public Works, Building, Recreation and Parks, Fire, and Police Departments. While nearly all of the technical issues have been addressed, several items remain. These are listed below and should be considered a condition to the approval of this PUD Site Plan.

- Attach a list of all approved PUD Standards to a cover sheet of the PUD Site Plan.
- Change the name of "Mykell Lane" as its pronunciation is too similar to "Michael Road", which is an existing street name.
- Any minor changes which are necessary based on the Village Engineer's review of the preliminary engineering plans for the public improvements.

Plan Commission Action: After conducting the public hearing, the Plan Commission is asked to consider approval of the PUD Site Plan for Victoria Place, Phase Two, including each of the specific PUD standards, and make a recommendation to the Board of Trustees on this request.

EXHIBIT 1
CONCEPT PLAN
JUNE 2006



Copyright © 2008 Bigelow Development, LLC

6-12-06

Concept Plan

S ORCHARD DRIVE & INDIANWOOD BOULEVARD

Bigelow Development, LLC
 680 Serendipity Drive Aurora, Illinois 60504

EXHIBIT 2

LIST OF LAND USES PROHIBITED IN THE LIVE/WORK DWELLING UNITS

1. Any use which is a public or private nuisance
2. Any use which produces noise or sound that is objectionable due to intermittence, high frequency, shrillness or loudness
3. Any use which produces obnoxious odors
4. Any use which produces noxious, toxic, caustic or corrosive material or gas
5. Any use which produces dust, dirt or fly ash in excessive quantities
6. Any use which produces fire, explosion or other damaging or dangerous hazard (including the storage, display or sale of explosives or fireworks)
7. Any warehouse as a primary use
8. Primary use for any assembling, manufacturing, industrial, distilling, refining, smelting, agriculture or mining operation
9. A dry cleaning plant
10. Living quarters, sleeping apartment or lodging rooms but not including hotels or motels
11. Any massage parlor, strip show or business primarily selling, renting or promoting "adult" materials, including, without limitation, magazines, books, movies, videos, and photographs
12. Any mortuary, funeral home, crematorium, cemetery or similar facility
13. Pawn shops
14. Any flea market
15. Any permanent carnival, amusement park or circus
16. Any gas station or car wash
17. Auto repair and maintenance
18. Any facility for the sale of new or used four wheel motor vehicles, trailers or mobile homes

ORDINANCE NO.

**AN ORDINANCE GRANTING APPROVAL OF A
PLANNED UNIT DEVELOPMENT OVERLAY FOR THE
VICTORIA PLACE, PHASE TWO SUBDIVISION
IN THE VILLAGE OF PARK FOREST,
COOK AND WILL COUNTIES, ILLINOIS**

WHEREAS, on November 28, 2005, the Village Board of Trustees of the Village of Park Forest approved Resolution No. R-05-42a authorizing the Execution of a Redevelopment Agreement between Victoria Place LLC and the Village of Park Forest; and

WHEREAS, the approved Redevelopment Agreement granted Victoria Place LLC (Bigelow Homes) the option to acquire and redevelop Phase Two of the Victoria Place project subject to certain performance requirements; and

WHEREAS, Bigelow Homes (the Developer) has satisfied the performance requirements for development of Phase Two of the Victoria Place project; and

WHEREAS, the Developer has submitted a petition for approval of a Planned Unit Development (PUD) Overlay to enable construction of the Victoria Place, Phase Two Subdivision; and

WHEREAS, on January 15, 2008, the Plan Commission of the Village of Park Forest conducted a public hearing on the petition of the Developer to approve a PUD Overlay on the property currently platted as Downtown Park Forest, Unit 2, Lots 4A, 9, 13, and 14, and to be known as Victoria Place, Phase Two Subdivision, and more particularly described in Exhibit A; and

WHEREAS on December 30, 2007, notice of said public hearing was published in the Park Forest edition of *The Southtown/Star*, a newspaper of general circulation within the Village; and

WHEREAS, on January 15, 2008, following the public hearing, the Plan Commission unanimously voted to recommend approval of the PUD Overlay for the Victoria Place, Phase Two Subdivision; and

WHEREAS the Plan Commission has made its report of findings and its recommendations which are memorialized in the official minutes of said public hearing and

correspondence dated January 23, 2008, both of which are incorporated herein by reference as though fully set forth herein; and

WHEREAS, the Mayor and Board of Trustees have determined that approving the PUD Overlay would serve a corporate purpose and be in the best interests of the Village of Park Forest.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Park Forest, Cook and Will Counties, Illinois, in the exercise of the Village's home rule powers, as follows:

SECTION 1. The Recitals set forth above constitute a material part of this Ordinance as if set forth in their entirety in this Section 1.

SECTION 2. The reports and exhibits submitted at the January 15, 2008, public hearing before the Plan Commission are hereby incorporated by reference herein.

SECTION 3. The Plan Commission's findings and recommendations approving Developer's Petition to approve the PUD Overlay for the Victoria Place, Phase Two Subdivision are incorporated herein and approved as memorialized in the official minutes of the January 15, 2008 public hearing and correspondence from the Plan Commission dated January 23, 2008.

SECTION 4. A PUD Overlay is hereby granted for the property generally known as the Victoria Place, Phase Two Subdivision, and legally described in Exhibit A attached hereto.

SECTION 5. The PUD Overlay generally consists of the following PUD standards:

- A. The underlying zoning of this PUD Overlay district will remain C-2, Commercial, but the land uses and design standards within the R-2A, Multiple Family zoning district will control the development within this district.
- B. Public alleys will be permitted based on the following conditions:
 - a. The alleys will be a minimum of 22 feet in right-of-way width and 20 feet in pavement width. Garage setbacks off the alleys will be 1.5 feet from the right-of-way and a minimum of 2.5 feet from the edge of pavement.
 - b. Minimum 1.5 foot setbacks will be platted on all alleys for the garages, with a six (6) foot setback on the north property line of Lot 3 and a five (5) foot setback on the north property line of Lots 7 and 8.
 - c. All alleys will be posted with signs or pavement marking noting "no parking fire lanes" and the Police Department will be authorized to ticket vehicles parking in the fire lane.

- d. The only parking permitted on the alleys will be in the designated visitor parking (labeled as “off public street parking”) shown on the PUD Site Plan.
 - e. All alleys will be certified by the Village’s consulting engineer to meet the turning radius for fire apparatus.
 - C. The maximum floor area ratios, minimum lot area per dwelling unit, and minimum open space ratios specified on Exhibit 3 of the PUD Site Plan are approved in this PUD Overlay district.
 - D. Accessory dwelling units (ADU) may be constructed on up to 10 dwelling units in the subdivision, with the following stipulations:
 - a. The ADU will not require a separate permit or utility services.
 - b. The ADU will be separated from the main dwelling unit by a one (1) hour rated wall.
 - c. The ADU may be rented.
 - E. A total of 18 live/work units may be constructed on Lots 1 and 2 along Main Street, with the following stipulations:
 - a. The commercial uses allowed within the “work” space would include any uses allowed by the home occupation provisions of Section 18-43 (c) of the Zoning Ordinance, as well as the sale of commodities such as antiques, clothing, and other similar merchandise.
 - b. Uses prohibited in the live/work units would include those uses that are specifically prohibited by the DownTown covenants, as listed on Exhibit C.
 - c. The live/work units will be constructed consistent with Village codes, specifically CABO 1 and 2 Family Dwelling Code or the BOCA Basic Code Use Group R3.
 - d. The home occupation may occupy the entire first floor of the unit, with the exception of the garage.
 - e. No more than two (2) persons at a time, other than members of the family residing on the premises, shall be engaged in assisting the occupation.
 - f. The dwelling unit may only be owner-occupied, but the work unit may be leased.
 - g. The home occupation may have a sign in the window or a sign hung perpendicular to the front of the residence on the front wall of the residence no more than four (4) square feet in size.
 - h. The courtyard/patio area behind the public walk may be used to display product when the door to the home occupation is unlocked.
 - i. Traffic is expected to be generated by these units, and patrons of the home occupation shall be permitted to park off-street in the downtown shared parking lots.
 - F. A total of 163 public parking spaces are appropriate based on the parking standards established by the DownTown covenants.
 - G. All homes along Indianwood Boulevard are required to have windows along the side elevation that faces Indianwood Boulevard, and at least two of these homes must have wrap-around porches.
 - H. Section 118-198 of the Zoning Ordinance, which requires a minimum of ten (10) acres for each PUD overlay district, is waived.

SECTION 6. The following exhibits describing the PUD Overlay in detail are attached hereto and are fully incorporated herein:

Exhibit A: Legal description of the Victoria Place, Phase Two Subdivision

Exhibit B: Proposed Victoria Place, Phase Two PUD Site Plan, Exhibits 1.0-5.0

Exhibit C: Uses Prohibited in the DownTown

SECTION 7. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All other ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 8. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

PASSED this _____ day of _____, 2008.

APPROVED:

MAYOR

ATTEST:

VILLAGE CLERK

ACKNOWLEDGMENT BY PETITIONER: I AGREE TO THE CONDITIONS OF THIS ORDINANCE.

By: Authorized Agent of Bigelow Homes/Victoria Place LLC

Date: _____

EXHIBIT A

LEGAL DESCRIPTION

All of the property contained within the Downtown Park Forest, Unit 2, Subdivision, Lots 4A, 9, 13 and 14, and further described as follows:

Being a subdivision of part of the Southeast Quarter of Section 25 and the Northeast Quarter of Section 36, both in Township 35 North, Range 13 East of the Third Principal Meridian, Village of Park Forest, Cook and Will Counties, Illinois

EXHIBIT B

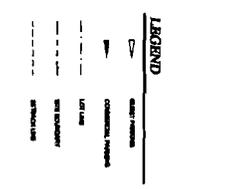
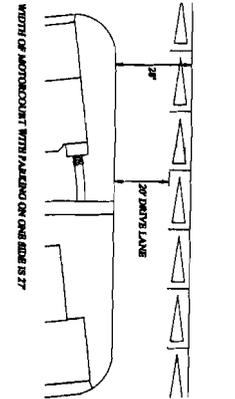
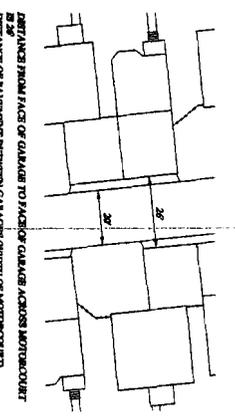
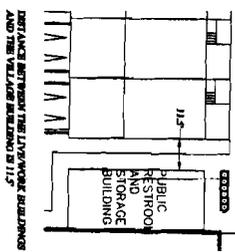
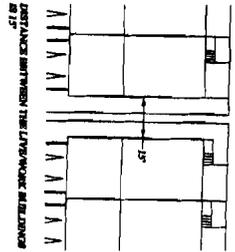
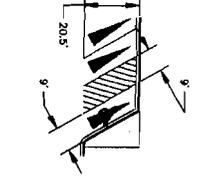
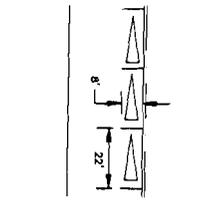
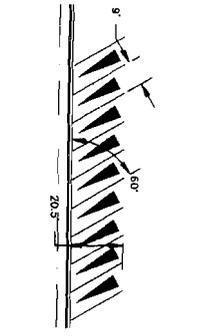
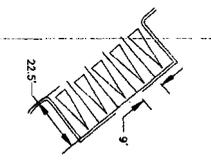
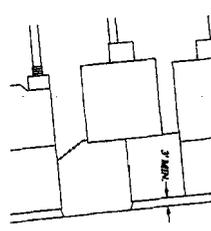
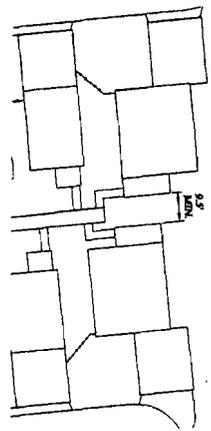
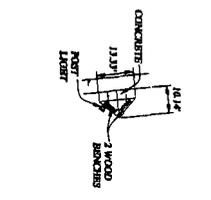
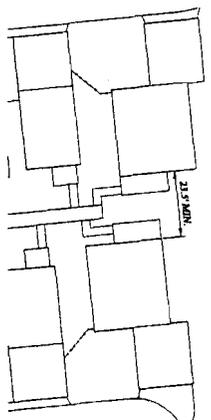
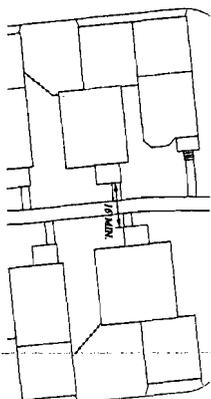
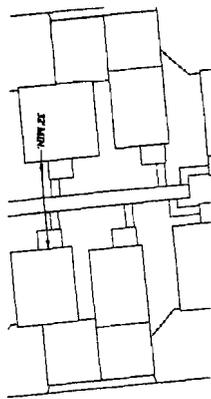
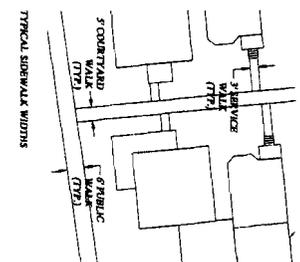
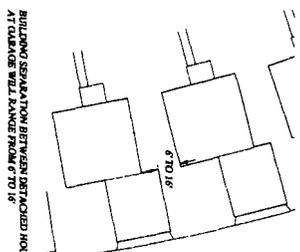
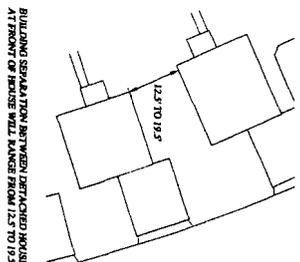
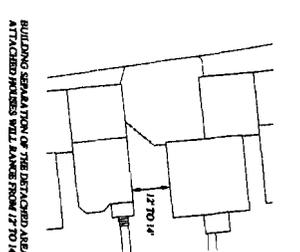
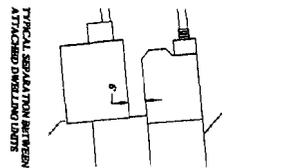
**PROPOSED VICTORIA PLACE, PHASE TWO
PUD SITE PLAN**

(see attached plan set)

EXHIBIT C

USES PROHIBITED IN THE DOWNTOWN

1. Any use which is a public or private nuisance.
2. Any use which produces noise or sound that is objectionable due to intermittence, high frequency, shrillness or loudness.
3. Any use which produces obnoxious odors.
4. Any use which produces dust, dirt or fly ash in excessive quantities.
5. Any use which produces fire, explosion or other damaging or dangerous hazard (including the storage, display or sale of explosives or fireworks).
6. Any warehouse as a primary use.
7. Primary use for any assembling, manufacturing, industrial, distilling, refining, smelting, agriculture or mining operation.
8. A dry cleaning plant.
9. Living quarters, sleeping apartment or lodging rooms, but not including hotels or motels.
10. Any massage parlor, strip show or business primarily selling, renting or promoting “adult” materials, including, without limitation, magazines, books, movies, videos, and photographs.
11. Any mortuary, funeral home, crematorium, cemetery or similar facility.
12. Pawn shops.
13. Any flea market.
14. Any permanent carnival, amusement park or circus.
15. Any gas station or car wash.
16. Auto repair and maintenance.
17. Any facility for the sale of new or used four wheel motor vehicles, trailers or mobile homes.



NOTE: HOUSE LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY

BIGELOW DEVELOPMENT, LLC
600 BENTLEY DRIVE
ALBUQUERQUE, NEW MEXICO 87102

HENDERSON AND BOWWELL
CONSULTING ENGINEERS
124 W. DIVISadero
SHERBOURNE, MICHIGAN 48153

VICTORIA PLACE - PHASE 2
PARK FOREST

DIMENSION DETAILS

DATE: 12/15/11
DRAWN: [Signature]
CHECKED: [Signature]
SCALE: AS SHOWN
SHEET: 2.0

LOT AREA PER DWELLING UNIT			
LOT	TOTAL LOT AREA	NUMBER OF DWELLING UNITS	LOT AREA PER DWELLING UNIT
1	18,316.98	8	2289.62
2	22,507.45	10	2250.75
3	20,952.36	8	2619.05
4	18,992.16	5	3798.43
5	23,470.13	9	2607.79
6	22,468.25	9	2496.47
7	18,534.97	8	2316.87
8	17,580.82	7	2511.55
9	18,388.88	7	2626.97
10	16,748.82	6	2781.47

LOT AREA PER DWELLING UNIT TOTAL LOT AREA DIVIDED BY NUMBER OF DWELLING UNITS

FLOOR AREA RATIO TABLE										
LOT	FIRST & SECOND FLOOR AREA	PORCH/DECK AREA	GARAGE AREA	AGGREGATE FLOOR AREA	TOTAL LOT AREA	GROUND FLOOR BUILDING AREA	GROUND FLOOR PORCH AREA	TOTAL GROUND FLOOR AREA	NET LAND AREA (OPEN SPACE)	FLOOR AREA RATIO (FAR) *
1	14,080.00	1,188.00	3,520.00	18,788.00	18,316.98	8,800.00	936.00	9,736.00	8,580.98	2.18
2	17,600.00	742.5	4,400.00	22,742.50	22,507.45	11,000.00	1,170.00	12,170.00	10,337.45	2.20
3	10,866.00	470.44	3,470.68	14,807.12	20,952.36	8,751.29	470.44	9,221.73	11,730.63	1.27
4	8,020.00	508.24	2,309.20	10,837.44	18,992.16	6,309.20	508.24	6,817.44	12,174.72	0.89
5	12,778.00	602.85	3,832.52	17,313.37	23,470.13	10,103.82	602.85	10,706.67	12,763.46	1.36
6	12,218.00	798.11	3,832.52	16,848.63	22,468.25	9,823.82	798.84	10,622.66	11,847.59	1.43
7	10,816.00	481.84	3,270.85	14,568.52	18,534.97	8,465.88	481.84	8,947.72	9,687.15	1.50
8	9,724.00	623.16	3,084.85	13,412.01	17,580.82	7,704.87	623.50	8,328.37	9,252.85	1.45
9	9,764.00	477.01	3,084.85	13,295.86	18,388.88	7,737.96	477.01	8,214.96	10,171.89	1.31
10	8,792.00	355.52	2,603.01	11,750.53	16,748.82	6,600.14	355.52	6,955.66	9,793.16	1.20

AGGREGATE FLOOR AREA: FIRST AND SECOND FLOOR, PORCHES, DECKS (INCLUDING GROUND LEVEL WOOD SURFACES), CARPORTS, GARAGES, ETC. IT DOES NOT INCLUDE BASEMENTS OR PARKING AREA

NET LAND AREA (OPEN SPACE): TOTAL LOT AREA MINUS TOTAL GROUND FLOOR AREA (INCLUDING FIRST FLOOR, GROUND FLOOR PORCHES AND DECKS)

FLOOR AREA RATIO (FAR): AGGREGATE FLOOR AREA DIVIDED BY NET LAND AREA (OPEN SPACE)

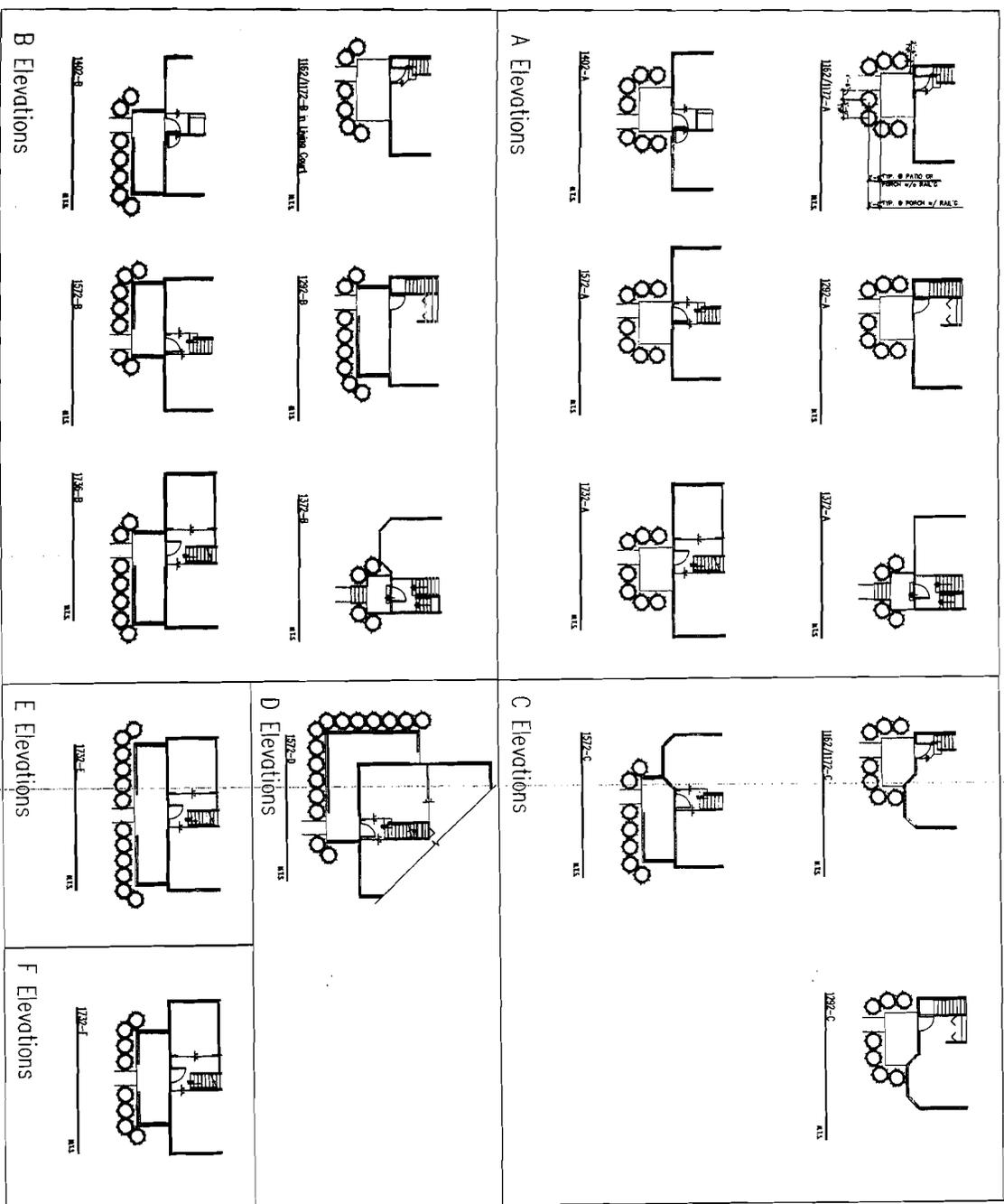
* FLOOR AREA RATIO (FAR) CANNOT BE GREATER 6.5

OPEN SPACE RATIO							
LOT	FIRST & SECOND FLOOR AREA	TOTAL LOT AREA	GROUND FLOOR BUILDING AREA	GROUND FLOOR PORCH AREA	TOTAL GROUND FLOOR AREA	NET LAND AREA (OPEN SPACE)	OPEN SPACE RATIO
1	14,080.00	18,316.98	8,800.00	936.00	9,736.00	8,580.98	0.91
2	17,600.00	22,507.45	11,000.00	1,170.00	12,170.00	10,337.45	0.89
3	10,866.00	20,952.36	8,751.29	470.44	9,221.73	11,730.63	1.09
4	8,020.00	18,992.16	6,309.20	508.24	6,817.44	12,174.72	1.52
5	12,778.00	23,470.13	10,103.82	602.85	10,706.67	12,763.46	1.00
6	12,218.00	22,468.25	9,823.82	798.84	10,622.66	11,847.59	0.97
7	10,816.00	18,534.97	8,465.88	481.84	8,947.72	9,687.15	0.90
8	9,724.00	17,580.82	7,704.87	623.50	8,328.37	9,252.85	0.89
9	9,764.00	18,388.88	7,737.96	477.01	8,214.96	10,171.89	1.34
10	8,792.00	16,748.82	6,600.14	355.52	6,955.66	9,793.16	1.11

NET LAND AREA: TOTAL LOT AREA MINUS TOTAL GROUND FLOOR AREA

OPEN SPACE RATIO: NET LAND AREA (OPEN SPACE) DIVIDED BY FIRST & SECOND FLOOR AREA

* OPEN SPACE RATIO CANNOT BE LESS THAN 0.8



NOTE: HOUSE LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY

BIGELOW DEVELOPMENT, LLC
 400 WESTGATE DRIVE
 AMERICA, ILLINOIS 60004

HENDERSON AND BODWELL
 CONSULTING ENGINEERS
 124 W. DUNDEE STREET, SUITE 401/2A

VICTORIA PLACE - PHASE 2
 PARK FOREST

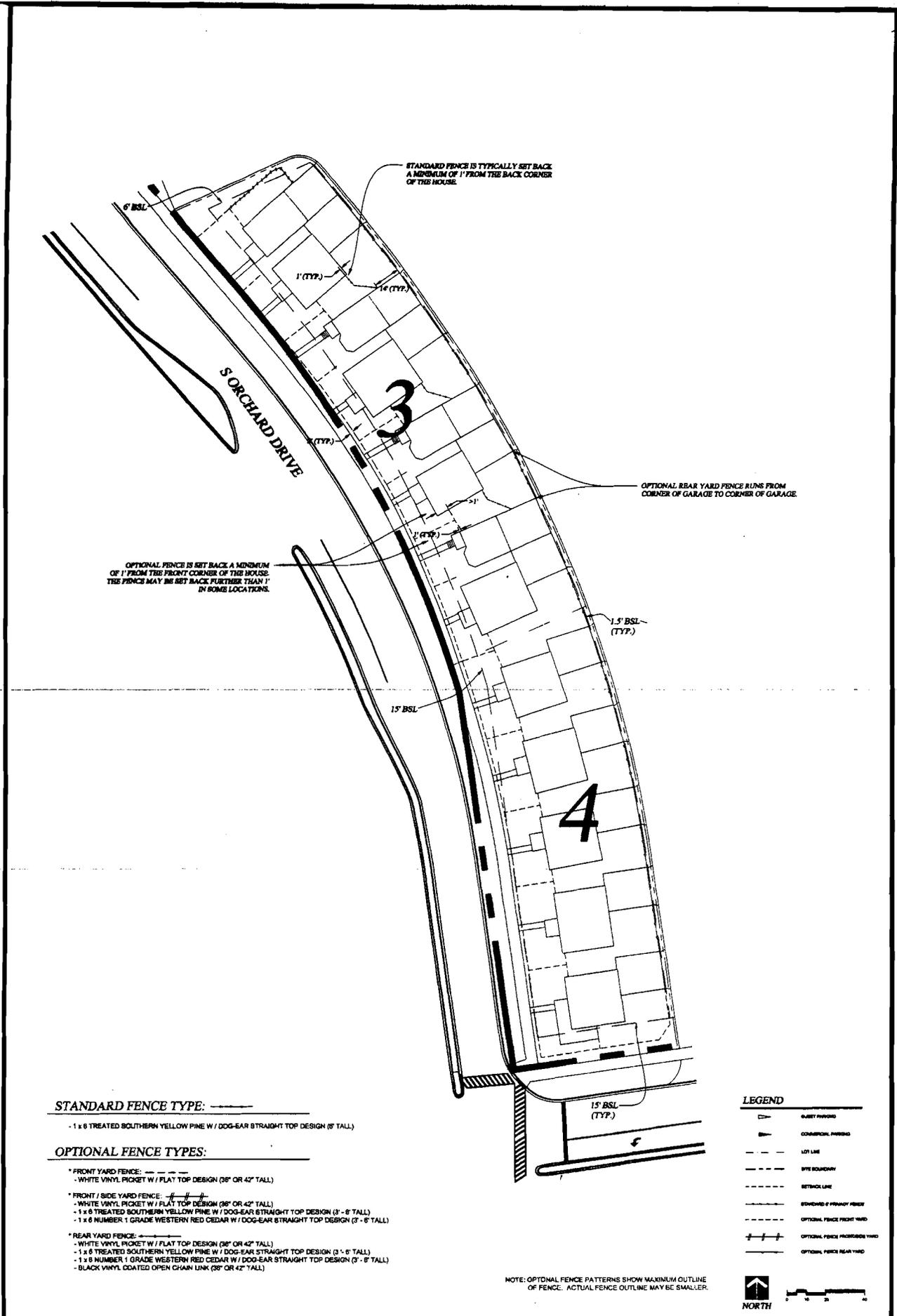
TYPICAL ENTRANCE LANDSCAPE

EVERGREEN PLAN

- PLANT LEGEND**
- Amphicarpus caryophyllus 'Gold Crest'
 - Thuja occidentalis 'Smaragd'
 - Thuja occidentalis 'Smaragd'
 - Thuja occidentalis 'Smaragd'
 - Thuja occidentalis 'Smaragd'

NOTES: 1) ONLY 27 HOUSES IN A ROW CAN HAVE THE SAME BRIDGES.
 2) PLANTING TO BE DONE BY THE HOMEOWNER.
 3) PLANTING TO BE DONE BY THE HOMEOWNER.

DATE	12/18/07
BY	ASD
SCALE	AS SHOWN
PROJECT	VICTORIA PLACE - PHASE 2
CLIENT	4.00



STANDARD FENCE TYPE: ————

- 1 x 6 TREATED SOUTHERN YELLOW PINE W / DOG-EAR STRAIGHT TOP DESIGN (6' TALL)

OPTIONAL FENCE TYPES: - - - - -

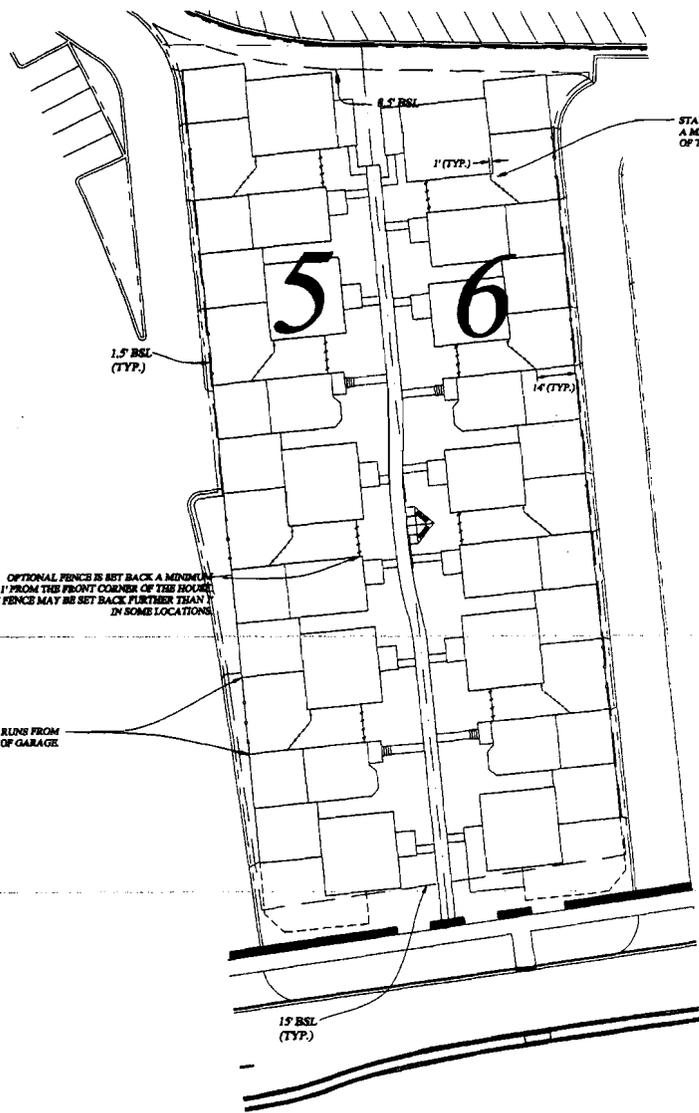
- * FRONT YARD FENCE:
 - WHITE VINYL PICKET W / FLAT TOP DESIGN (36" OR 42" TALL)
- * FRONT / SIDE YARD FENCE:
 - WHITE VINYL PICKET W / FLAT TOP DESIGN (36" OR 42" TALL)
 - 1 x 6 TREATED SOUTHERN YELLOW PINE W / DOG-EAR STRAIGHT TOP DESIGN (3' - 6' TALL)
 - 1 x 6 NUMBER 1 GRADE WESTERN RED CEDAR W / DOG-EAR STRAIGHT TOP DESIGN (3' - 6' TALL)
- * REAR YARD FENCE:
 - WHITE VINYL PICKET W / FLAT TOP DESIGN (36" OR 42" TALL)
 - 1 x 6 TREATED SOUTHERN YELLOW PINE W / DOG-EAR STRAIGHT TOP DESIGN (3' - 6' TALL)
 - 1 x 6 NUMBER 1 GRADE WESTERN RED CEDAR W / DOG-EAR STRAIGHT TOP DESIGN (3' - 6' TALL)
 - BLACK VINYL COATED OPEN CHAIN LINK (36" OR 42" TALL)

LEGEND

- GUEST PARKING
- ▣ COMMERCIAL PARKING
- LOT LINE
- - - - - SITE BOUNDARY
- - - - - SETBACK LINE
- STANDARD FENCE
- - - - - OPTIONAL FENCE FRONT YARD
- OPTIONAL FENCE PERIMETER YARD
- - - - - OPTIONAL FENCE REAR YARD

NOTE: OPTIONAL FENCE PATTERNS SHOW MAXIMUM OUTLINE OF FENCE. ACTUAL FENCE OUTLINE MAY BE SMALLER.





STANDARD FENCE IS TYPICALLY SET BACK A MINIMUM OF 1' FROM THE BACK CORNER OF THE HOUSE.

1.5' BSL (TYP.)

6.5' BSL

1' (TYP.)

14' (TYP.)

OPTIONAL FENCE IS SET BACK A MINIMUM OF 1' FROM THE FRONT CORNER OF THE HOUSE. THE FENCE MAY BE SET BACK FURTHER THAN 1' IN SOME LOCATIONS.

OPTIONAL REAR YARD FENCE RUNS FROM CORNER OF GARAGE TO CORNER OF GARAGE.

15' BSL (TYP.)

STANDARD FENCE TYPE: ————

- 1 x 6 TREATED SOUTHERN YELLOW PINE W / DOG-EAR STRAIGHT TOP DESIGN (6' TALL)

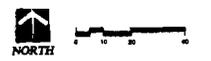
OPTIONAL FENCE TYPES:

- * FRONT YARD FENCE: - - - - -
 - WHITE VINYL PICKET W / FLAT TOP DESIGN (36" OR 42" TALL)
- * FRONT / SIDE YARD FENCE: # # # # #
 - WHITE VINYL PICKET W / FLAT TOP DESIGN (36" OR 42" TALL)
 - 1 x 6 TREATED SOUTHERN YELLOW PINE W / DOG-EAR STRAIGHT TOP DESIGN (2' - 6' TALL)
 - 1 x 6 NUMBER 1 GRADE WESTERN RED CEDAR W / DOG-EAR STRAIGHT TOP DESIGN (2' - 6' TALL)
- * REAR YARD FENCE: ————
 - WHITE VINYL PICKET W / FLAT TOP DESIGN (36" OR 42" TALL)
 - 1 x 6 TREATED SOUTHERN YELLOW PINE W / DOG-EAR STRAIGHT TOP DESIGN (3' - 6' TALL)
 - 1 x 6 NUMBER 1 GRADE WESTERN RED CEDAR W / DOG-EAR STRAIGHT TOP DESIGN (3' - 6' TALL)
 - BLACK VINYL COATED OPEN CHAIN LINK (36" OR 42" TALL)

LEGEND

- [] — SUBST. FINISH
- [] — COMMERCIAL FINISH
- - - - - LOT LINE
- - - - - SITE BOUNDARY
- - - - - SETBACK LINE
- [] — STANDARD # PRIVITY FENCE
- - - - - OPTIONAL FENCE FRONT YARD
- # # # # # OPTIONAL FENCE REAR YARD
- [] — OPTIONAL FENCE REAR YARD

NOTE: OPTIONAL FENCE PATTERNS SHOW MAXIMUM OUTLINE OF FENCE. ACTUAL FENCE OUTLINE MAY BE SMALLER.



STANDARD FENCE TYPE:

- 1 x 6 TREATED SOUTHERN YELLOW PINE W / DOG-EAR STRAIGHT TOP DESIGN (6' TALL)

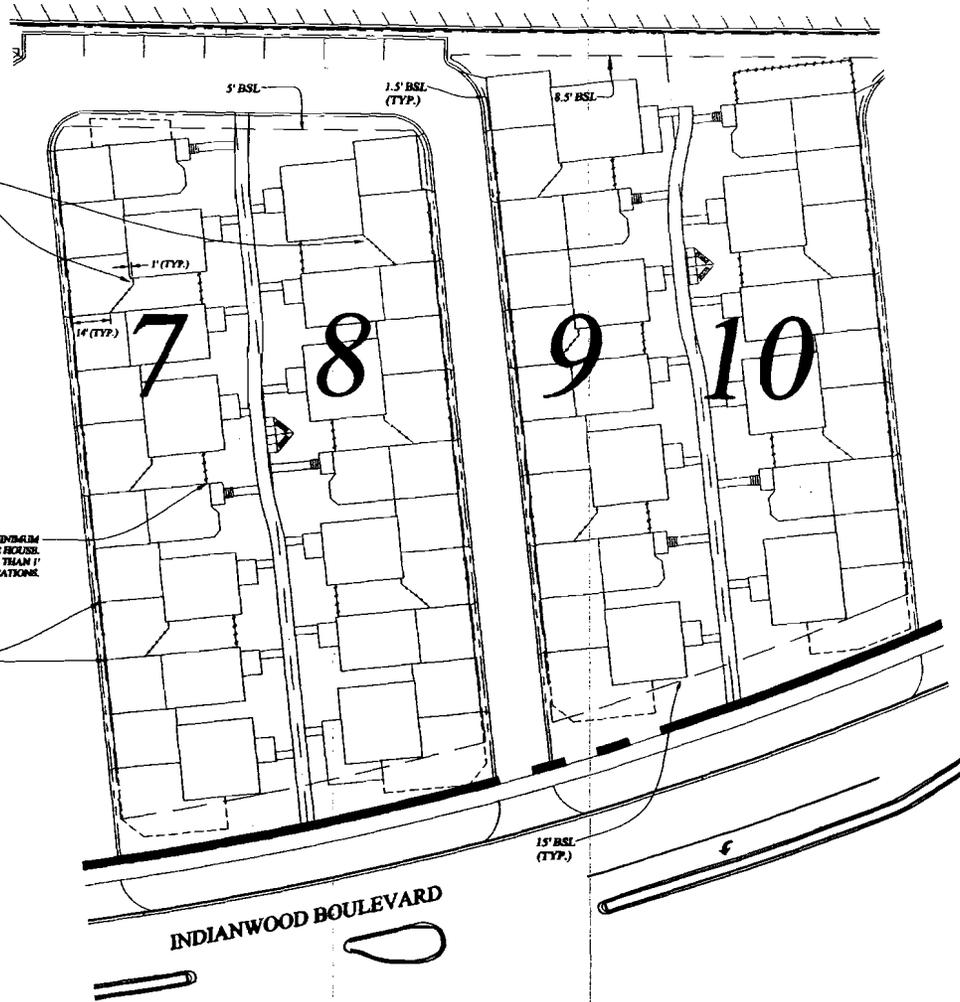
OPTIONAL FENCE TYPES:

- * FRONT YARD FENCE:
 - WHITE VINYL PICKET W / FLAT TOP DESIGN (36" OR 42" TALL)
- * FRONT / SIDE YARD FENCE:
 - WHITE VINYL PICKET W / FLAT TOP DESIGN (36" OR 42" TALL)
 - 1 x 6 TREATED SOUTHERN YELLOW PINE W / DOG-EAR STRAIGHT TOP DESIGN (3' - 6' TALL)
 - 1 x 6 NUMBER 1 GRADE WESTERN RED CEDAR W / DOG-EAR STRAIGHT TOP DESIGN (3' - 6' TALL)
- * REAR YARD FENCE:
 - WHITE VINYL PICKET W / FLAT TOP DESIGN (36" OR 42" TALL)
 - 1 x 6 TREATED SOUTHERN YELLOW PINE W / DOG-EAR STRAIGHT TOP DESIGN (3' - 6' TALL)
 - 1 x 6 NUMBER 1 GRADE WESTERN RED CEDAR W / DOG-EAR STRAIGHT TOP DESIGN (3' - 6' TALL)
 - BLACK VINYL COATED OPEN CHAIN LINK (36" OR 42" TALL)

STANDARD FENCE IS TYPICALLY SET BACK A MINIMUM OF 1' FROM THE BACK CORNER OF THE HOUSE. THE FENCE MAY MEET THE HOUSE AT THE BACK CORNER IN SOME CASES.

OPTIONAL FENCE IS SET BACK A MINIMUM OF 1' FROM THE FRONT CORNER OF THE HOUSE. THIS FENCE MAY BE SET BACK FURTHER THAN 1' IN SOME LOCATIONS.

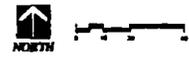
OPTIONAL REAR YARD FENCE BLINDS FROM CORNER OF GARAGE TO CORNER OF GARAGE.



LEGEND

- STREET FRONTAGE
- COMMUTER PARKING
- LOT LINE
- SITE BOUNDARY
- EASEMENT LINE
- STANDARD FRONT YARD FENCE
- OPTIONAL FRONT YARD FENCE
- OPTIONAL FRONT SIDE YARD FENCE

NOTE: OPTIONAL FENCE PATTERNS SHOW MAXIMUM OUTLINE OF FENCE. ACTUAL FENCE OUTLINE MAY BE SMALLER.



*NOTE: HOUSE LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY

This plan, report, notes and other items on this sheet are representations only and do not constitute any warranty or liability. Specific criteria for dimensions are indicated within the text of the plan.

BIGELOW DEVELOPMENT, LLC
 840 SENSAPORTY DRIVE
 AURORA, ILLINOIS 60504

HENDERSON AND BODWELL
 CONSULTING ENGINEERS
 124 W. Diversy Embury, Suite 40126

VICTORIA PLACE - PHASE 2
 PARK FOREST

FENCE PLAN (LOTS 7,8,9 & 10)

06-22-07
 12/15/07
 EXHIBIT
 5.0c

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AGENDA BRIEFING

DATE: January 30, 2008

TO: Mayor Ostenburg
Board of Trustees

FROM: Hildy L. Kingma, AICP
Director of Economic Development and Planning

RE: Consideration of a Preliminary Plat for Victoria Place, Phase Two Subdivision, being a Resubdivision of Downtown Park Forest, Unit 2, Lots 4A, 9, 13 and 14

BACKGROUND/DISCUSSION:

Bigelow Homes has submitted plans for the development of Phase Two of the Victoria Place development, also known as Legacy Square. Their application includes a preliminary plat, a planned unit development - PUD (to be considered in a separate agenda item), and preliminary engineering plans for the public improvements (for review and approval by Village Staff). Phase Two will be developed on 8.332 acres currently used for the former Marshall Fields building and associated parking for that building, Village Hall, and the Cultural Arts building.

This preliminary plat represents a plat of resubdivision of four lots originally created as part of the DownTown when the Village acquired it in 1995. Based on the existing plat of Downtown Park Forest, Unit 2, Lot 4A is the Marshall Fields building footprint, and Lots 9, 13, and 14 are parking lots. The proposed preliminary plat for Victoria Place, Phase Two is consistent with the plans submitted to the Plan Commission as part of the requested PUD Site Plan (see separate agenda item). More detail about this plat is included in the attached staff report to the Plan Commission.

The Plan Commission considered this request at their meeting on January 15, 2008, and their recommendation to approve the request is attached. The attached Resolution to approve the requested Preliminary Plat reflects the Plan Commission's recommendation.

Note that the Village Staff is also working with Bigelow Homes to negotiate a redevelopment agreement for Phase Two that will allow the Phase Two subdivision to be completed. We expect this agreement will be presented to the Board within the next couple of months.

The attached Resolution has been reviewed by the Village Attorney. If Board members would like to see a full size set of the Preliminary Plat, please see the Economic Development and Planning Department.

SCHEDULE FOR CONSIDERATION: This item will appear on the agenda of the Rules meeting of February 4, 2008 for discussion.

MEMORANDUM

TO: Mayor and Board of Trustees

FROM: Vernita Wickliffe-Lewis, Chair
Park Forest Plan Commission

DATE: January 30, 2008

RE: Recommendation Regarding a Request for Approval of a Preliminary Plat for
Victoria Place, Phase Two

On January 15, 2008, the Plan Commission considered a request to approve the Preliminary Plat for the Victoria Place, Phase Two, Subdivision. This request was submitted by Bigelow Homes, the developer/builder for Victoria Place (also known as Legacy Square).

After review of the staff report regarding this request, and conducting public hearing on the related request for a planned unit development overlay, the Plan Commission voted unanimously to recommend approval of the requested Preliminary Plat for Victoria Place, Phase Two.

The Plan Commission's recommendation acknowledged that there are three technical revisions that remain to be made to the plans. These technical revisions, which will be made after all approvals are final, include the following:

- Change the name of "Mykell Lane" as its pronunciation is too similar to "Michael Road", which is an existing street name.
- Add the following as a plat note: The Village acknowledges and agrees that the building depicted on Lot 4B, Downtown Park Forest, Unit 2 encroaches on Lots 11 and 18, of Victoria Place, Phase Two, and the building depicted on Lot 5, Downtown Park Forest, Unit 2 encroaches on Lot 19 of Victoria Place, Phase Two. Bigelow Homes should provide detail in this note which describes the specific encroachment on each lot.
- Any minor changes which are necessary based on the Village Engineer's review of the preliminary engineering plans for the public improvements.

PLAN COMMISSION MEMO

TO: Plan Commission

FROM: Hildy L. Kingma, AICP
Director of Economic Development and Planning

DATE: January 8, 2008

RE: NEW BUSINESS – Plan Commission Meeting of January 15, 2008
Consideration of a Preliminary Plat for Victoria Place, Phase Two, being a
Resubdivision of Downtown Park Forest, Unit 2, Lots 4A, 9, 13 and 14

Introduction

Bigelow Homes has submitted plans for the development of Phase Two of the Victoria Place development, also known as Legacy Square. Their application includes a preliminary plat, a planned unit development (to be considered in a separate agenda item), and preliminary engineering plans for the public improvements (for review and approval by Village Staff). Phase Two will be developed on 8.332 acres currently used for the former Marshall Fields building and associated parking for that building, Village Hall, and the Cultural Arts building. Consideration of the preliminary plat is based on the attached materials so labeled.

In June and July 2006 the Plan Commission reviewed a Concept Plan for this development and provided feedback to the developer regarding that plan (see Exhibit 1 of the PUD Site Plan report). The preliminary plat currently under review is substantially consistent with that Concept Plan.

Description of Preliminary Plat

This preliminary plat represents a plat of resubdivision of four lots originally created as part of the DownTown when the Village acquired it in 1995. Based on the existing plat of Downtown Park Forest, Unit 2, Lot 4A is the Marshall Fields building footprint, and Lots 9, 13, and 14 are parking lots. The proposed preliminary plat for Victoria Place, Phase Two is consistent with the plans submitted to the Plan Commission as part of the required PUD Site Plan (see separate agenda item). This proposed plat is composed of the following:

- Nineteen (19) lots are created. These lots are designated for the following uses:
 - Lots 1 and 2: for a total of 18 live/work dwelling units
 - Lots 3-10: for a total of 59 single family dwelling units
 - Lot 11: dedicated to the Village for a public restroom/storage building
 - Lots 12, 15-17: small open space parcels to be transferred to the ownership of the homeowners' association
 - Lots 13 and 18: dedicated to the Village for public parking
- Victory Drive is dedicated as public right-of-way and access to the individual homes is gained via dedicated public alleys.

The requested preliminary plat of resubdivision conforms to Article III, Division 2 of the Subdivision Ordinance, which specifies the requirements for preliminary plats. One element of the preliminary plat process is the review of preliminary engineering plans for the public

improvements. Those plans have been submitted and are currently being reviewed by the Village Engineer. He has ultimate responsibility for review and approval of those plans. When the engineering plans are approved, the developer will be authorized to submit a final plat for consideration by the Plan Commission and Board of Trustees. The final plat will be consistent with sheets 1 and 2 of this preliminary plat.

Technical Revisions Necessary

Village Staff has worked closely with Bigelow Homes to review drafts of this preliminary plat and ensure that it conforms to the technical standards of the Village's Subdivision Ordinance. Review has been conducted by staff from the Planning, Public Works, Building, Recreation and Parks, Fire, and Police Departments. While nearly all of the technical issues have been addressed, several items remain. These are listed below and should be considered a condition to the approval of this preliminary plat.

- Change the name of "Mykell Lane" as its pronunciation is too similar to "Michael Road", which is an existing street name.
- Add the following as a plat note: The Village acknowledges and agrees that the building depicted on Lot 4B, Downtown Park Forest, Unit 2 encroaches on Lots 11 and 18, of Victoria Place, Phase Two, and the building depicted on Lot 5, Downtown Park Forest, Unit 2 encroaches on Lot 19 of Victoria Place, Phase Two. Bigelow Homes should provide detail in this note which describes the specific encroachment on each lot.
- Any minor changes which are necessary based on the Village Engineer's review of the preliminary engineering plans for the public improvements.

Plan Commission Action: The Plan Commission is asked to consider the Preliminary Plat of Victoria Place, Phase Two, being a resubdivision of Downtown Park Forest, Phase 2, Lots 4A, 9, 13 and 14, and make a recommendation to the Board of Trustees on this request.

RESOLUTION

A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR THE VICTORIA PLACE, PHASE TWO SUBDIVISION BEING A RESUBDIVISION OF DOWNTOWN PARK FOREST, UNIT 2, LOTS 4A, 9, 13 AND 14

WHEREAS, Victoria Place LLC (“Developer”) has petitioned the Village of Park Forest for approval of a Preliminary Plat of Subdivision for the property legally described in Exhibit A and depicted on the Preliminary Plat, attached as Exhibit B (“Subject Property”); and

WHEREAS, the Subject Property is currently zoned C-2 commercial district; and

WHEREAS, the Petitioner has also requested approval of a Planned Unit Development Overlay for this Subdivision; and

WHEREAS, the Developer is requesting a Preliminary Plat of Resubdivision approval in order to establish lots of record, with the intention of constructing 59 single family residences and 18 live/work residences; and

WHEREAS, at their meeting on January 15, 2008, the Plan Commission voted unanimously to recommend approval of the Preliminary Plat of Subdivision for Victoria Place, Phase Two; and

WHEREAS, the Mayor and Board of Trustees have determined that the Preliminary Plat of Subdivision for Victoria Place, Phase Two Subdivision should be approved;

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Park Forest, Cook and Will Counties, Illinois, in the exercise of their home rule authority, as follows:

SECTION 1: The above recitals are incorporated herein as though fully set forth.

SECTION 2: The Preliminary Plat of Subdivision for the Victoria Place, Phase Two Subdivision, being a Resubdivision of Downtown Park Forest, Unit 2, Lots 4A, 9, 13, and 14, attached to this Resolution as Exhibit B, is hereby approved.

SECTION 3: The approvals set forth in this Resolution are subject to all conditions and requirements set forth herein and the conditions and requirements in Chapter 94 (Subdivisions) and Chapter Title 118 (Zoning) of the Village of Park Forest's Code of Ordinances, as amended, and to all supporting documents and exhibits contained as a part of the record, including, but not limited to, Ordinance No. _____ approving the Planned Unit Development Overlay.

SECTION 4: This Resolution shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED this _____ day of _____, 2008.

APPROVED:

Mayor

ATTEST:

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

All of the property contained within the Downtown Park Forest, Unit 2, Subdivision, Lots 4A, 9, 13 and 14, and further described as follows:

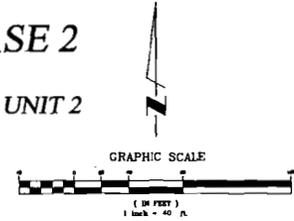
Being a subdivision of part of the Southeast Quarter of Section 25 and the Northeast Quarter of Section 36, both in Township 35 North, Range 13 East of the Third Principal Meridian, Village of Park Forest, Cook and Will Counties, Illinois

EXHIBIT B
PRELIMINARY PLAT

See Attached

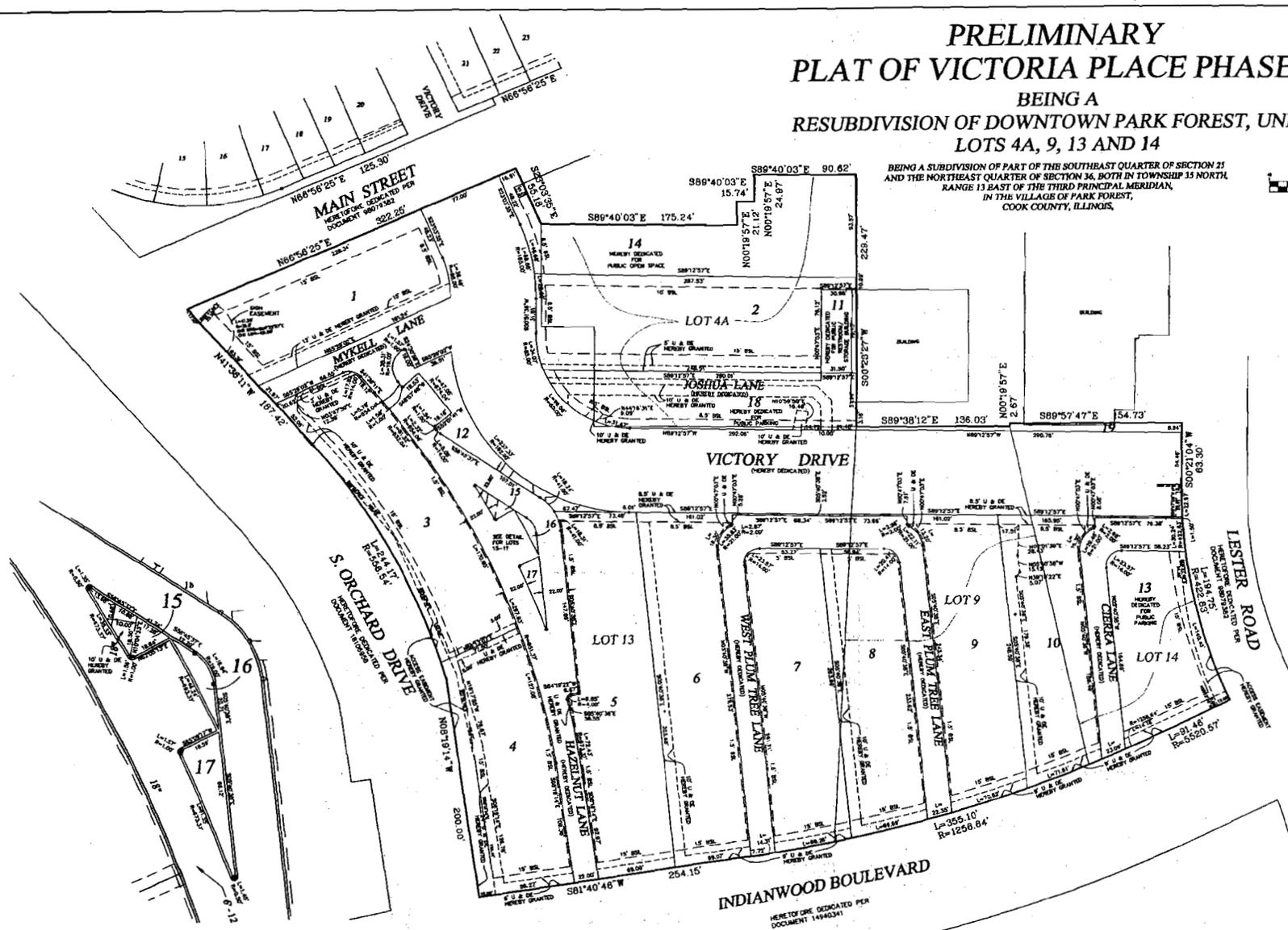
PRELIMINARY PLAT OF VICTORIA PLACE PHASE 2 BEING A RESUBDIVISION OF DOWNTOWN PARK FOREST, UNIT 2 LOTS 4A, 9, 13 AND 14

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21
AND THE NORTHEAST QUARTER OF SECTION 34, BOTH IN TOWNSHIP 35 NORTH,
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN THE VILLAGE OF PARK FOREST,
COOK COUNTY, ILLINOIS.



LOT AREAS

LOT 1	0.4205 ACRES
LOT 2	0.5167 ACRES
LOT 3	0.4816 ACRES
LOT 4	0.4260 ACRES
LOT 5	0.5188 ACRES
LOT 6	0.5138 ACRES
LOT 7	0.4278 ACRES
LOT 8	0.4036 ACRES
LOT 9	0.4221 ACRES
LOT 10	0.3849 ACRES
LOT 11	0.2546 ACRES
LOT 12	0.0889 ACRES
LOT 13	0.3065 ACRES
LOT 14	0.4346 ACRES
LOT 15	0.0085 ACRES
LOT 16	0.0051 ACRES
LOT 17	0.0141 ACRES
LOT 18	0.3281 ACRES
LOT 19	0.0293 ACRES
ROW VICTORY DRIVE	1.4608 ACRES
REMAINING ROW	1.0760 ACRES
TOTAL	8.3323 ACRES

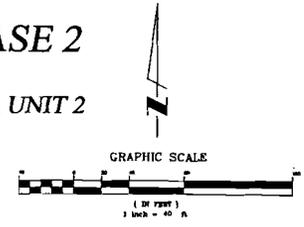


DETAIL OF LOTS 15, 16 AND 17
SCALE: 1"=20'

	HENDERSON and BODWELL, LLP. <small>CONSULTING ENGINEERS</small> 134 WEST OGDEN ST., BLOOMINGTON, IL 61820-1102 TEL. NO. (309) 834-4846 FAX NO. (309) 834-4729 www.hendb.com	PRELIMINARY PLAT OF VICTORIA PLACE PHASE 2 <small>BEING A RESUBDIVISION OF DOWNTOWN PARK FOREST, UNIT 2 LOTS 4A, 9, 13 AND 14</small>	<small>DATE DRAWN BY CHECKED BY DATE SCALE SHEET NO.</small> 12-18-2007 RBY 2 of 3	
	<small>DRAWN BY</small> VILLAGE OF PARK FOREST, ILLINOIS			

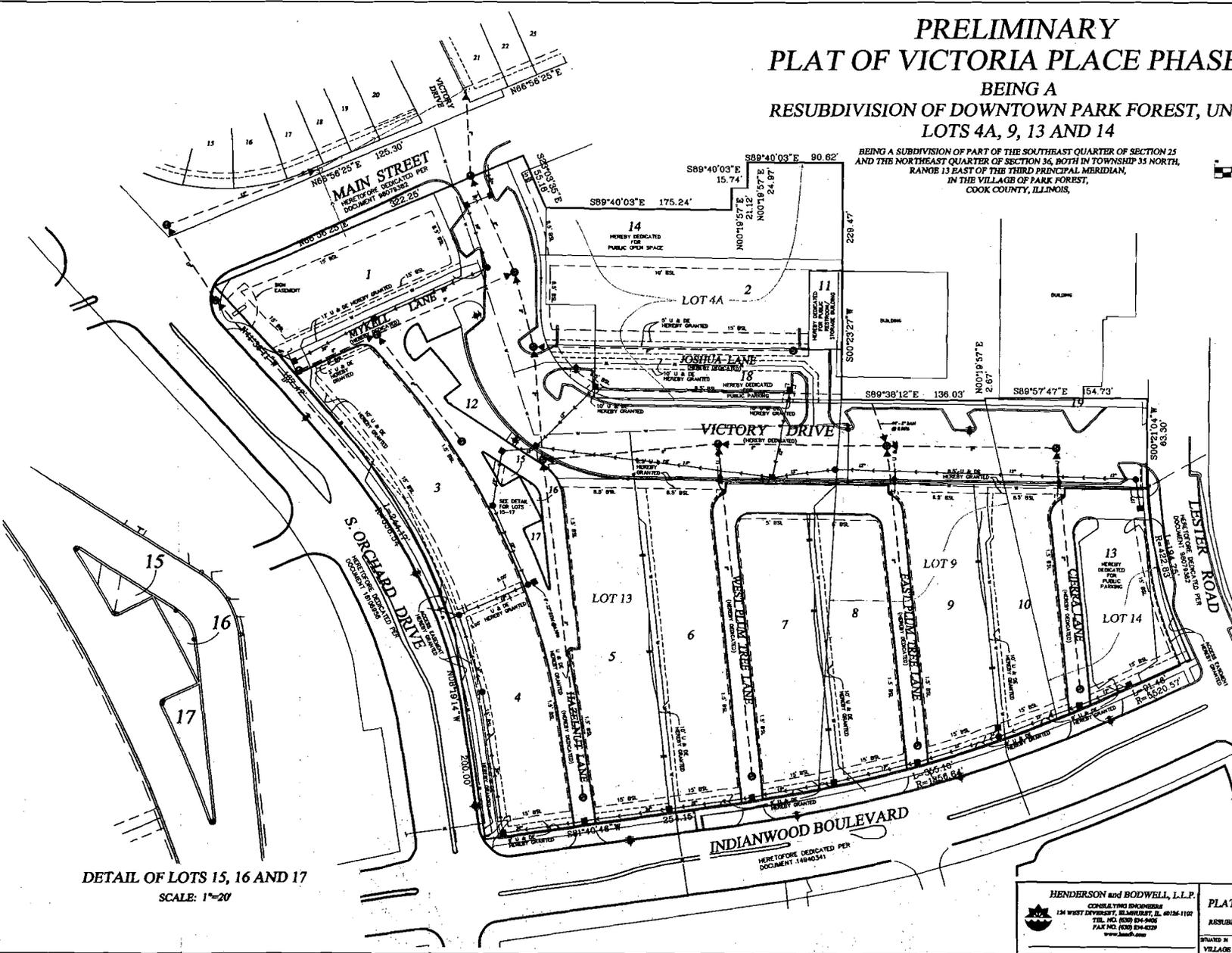
PRELIMINARY PLAT OF VICTORIA PLACE PHASE 2 BEING A RESUBDIVISION OF DOWNTOWN PARK FOREST, UNIT 2 LOTS 4A, 9, 13 AND 14

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 25
AND THE NORTHEAST QUARTER OF SECTION 36, BOTH IN TOWNSHIP 35 NORTH,
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN THE VILLAGE OF PARK FOREST,
COOK COUNTY, ILLINOIS.



LOT AREAS

LOT 1	0.4205 ACRES
LOT 2	0.5167 ACRES
LOT 3	0.4816 ACRES
LOT 4	0.4366 ACRES
LOT 5	0.5388 ACRES
LOT 6	0.5128 ACRES
LOT 7	0.4278 ACRES
LOT 8	0.4026 ACRES
LOT 9	0.4191 ACRES
LOT 10	0.3521 ACRES
LOT 11	0.2946 ACRES
LOT 12	0.0889 ACRES
LOT 13	0.3065 ACRES
LOT 14	0.4346 ACRES
LOT 15	0.0025 ACRES
LOT 16	0.0051 ACRES
LOT 17	0.0114 ACRES
LOT 18	0.3081 ACRES
LOT 19	0.0393 ACRES
ROW VICTORY DRIVE	1.4498 ACRES
REMAINING ROW	1.0843 ACRES
TOTAL	8.3323 ACRES



DETAIL OF LOTS 15, 16 AND 17
SCALE: 1"=20'

 HENDERSON and BODWELL, L.L.P. <small>CONSULTING ENGINEERS 124 WEST EVERETT ST., ELmhurst, IL 60120-1102 TEL. (630) 834-8600 FAX (630) 834-8229 www.hendbod.com</small>	PRELIMINARY PLAT OF VICTORIA PLACE PHASE 2 BEING A RESUBDIVISION OF DOWNTOWN PARK FOREST, UNIT 2 LOTS 4A, 9, 13 AND 14	DRAWN BY DATE PLOT NO. SHEET NO. TOTAL SHEETS
	DRAWN BY DATE PLOT NO. SHEET NO. TOTAL SHEETS	VILLAGE OF PARK FOREST, ILLINOIS 3 of 2

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