

AGENDA
PARK FOREST PLANNING AND ZONING COMMISSION

Park Forest Village Hall
Board Room

7:00 P.M.

TUESDAY
May 11, 2021

1. Planning and Zoning Commission Call to Order
2. Review of Minutes
 - a. March 9, 2021, Regular Planning and Zoning Commission Meeting
3. Petitions - None
4. Audience to Visitors
5. New Business –
 - a. Workshop to discuss implementation of the *Growing Green: Park Forest Sustainability Plan*
6. Old Business - None
7. Communications
 - a. Member Communications
 - b. Trustee Comments
 - c. Staff Communications
8. Adjournment

Planning and Zoning Commissioners: Please bring the March meeting packet to this meeting.

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Village Manager's Office at least 48 hours in advance of the scheduled meeting. The Village Manager's Office can be reached via telephone at (708) 283-5605 or via email at athurston@vopf.com. Every effort will be made to allow for meeting participation.

**ECONOMIC DEVELOPMENT ADVISORY GROUP
MINUTES
MARCH 10, 2021 VIA ZOOM**

PRESENT: Chair Phil Perkins; Members Kreshina Ingram, Mike Jordan (departed 6:32pm), Maurae McCants (left 6:30pm), John V. Moore (departed 6:32pm); Trustee Liaison Joseph A. Woods; Staff Liaison Sandra Zoellner

ABSENT: Members Margaret Banks, Mercedes Gross

GUESTS: None

CALL TO ORDER: Chair Perkins called the meeting to order at 6:06 p.m. and the roll was called.

Due to several members needing to leave early, the order of business was changed so business could be conducted while a quorum was present.

OLD BUSINESS:

- Incentive Request for Central Court Plaza. The information provided in the memorandum included in the EDAG packet was reviewed.

MOTION: Chair Perkins made a motion that Village staff will consider a \$20,000 a year rebate, for the first 5 years, only if the taxes are more than \$50,000. The incentive is capped at \$100,000 for the life of the incentive. However, the buyer is required to make a \$400,000 investment in the property over four years. The rebate is available with proof that \$100,000 was spent each year. The Village of Park Forest would like to see the improvements as capital investment based on permits submitted to the Building Department. Second by Member Moore. Motion carried.

After the motion, Members Jordan and Moore had to leave the connection. The connection was also dropped with Member McCants. The meeting was adjourned at 6:32 p.m. due to lack of a quorum.

STAFF REPORT:

- **25 and 30 South Street Class 8 Renewals** – Chairman Perkins and Liaison Zoellner made a presentation to the Village Board of Trustees and Mayor at their March 1 meeting. The Board will make a decision at the March 15 meeting.
- **Grocery Store and Orchard Park Plaza** –Tom Farace, Carol Stream, confirmed that JET Foods opened March 3, with a soft opening. Grand opening not yet announced.
- **2250 S Western Avenue** – Liaison Zoellner has a phone call scheduled with their attorney tomorrow regarding the Class 8 application submittal to the county.
- **2551 S Western Avenue** –nothing new.
- **2559 S Western Ave** – nothing new, but need to remember that when an incentive request is submitted that Planning staff would like to make a public easement for a 10 foot path be a condition of the incentive.
- **LoopNet** –leads for office space in the DownTown are now being put on a waiting list. There are no more available upstairs office spaces.
- **Intersect Illinois** – 3 leads this month, staff only responded to B.
 - A. Prospect seeking Minimum 600,000 SF building, Ideally 750,000 SF – 2,000,000 SF on 60+ acre site;
 - B. Preferred existing building, but would look at 15 acres within 45 miles of major metro
 - C. Within 40 miles of Chicago, a Warehouse with minimum **80,000 square feet**
 - 30+ foot ceiling heights.
 - 50-foot open spans.
 - Parking: 250 spots

- **Blackhawk Tower Plaza** – No update. One party that inquired about Central Court Plaza may be interested.
- We have an approved LOI with the Hazel Crest based **multi-family developer and have received an earnest funds check**. The Village attorney completed the title search and provided documentation to the buyer's attorney. The buyer's attorney and the Village attorney have conferred and the sales agreement and easement are ready.
- **Four new businesses since last EDAG meeting**
 - Two Home-based:
 - Anthea Cohns, sells life insurance. Main Office is located at 1100 W Cermak Rd, Chicago, IL 60608-4500
 - HARMEL ORIGINALS BY MELODY ROSS, on line jewelry sales via Etsy
 - Two new businesses in the downtown:
 - Poppin Plates kitchen user – EPG Food Group LLC, concession food i.e. hot dogs, hamburgers, chips, mobile food truck
 - DIVERSIFIED TECHNOLOGY, INC. - DTI is an IT services organization providing both IT staffing and Network Infrastructure Wiring Services. The company objective is to install cabling and network Infrastructure using only trained personnel. This ensures a first class, trouble-free installation. Company size is 38.

TRUSTEE'S COMMENTS:

Trustee Woods stated the report provided by Chair Perkins and Liaison Zoellner at the Board of Trustees meeting was well received by both the Board and residents. They are receptive to having businesses give back to the community. The last day of COVID testing at the Aqua Center is on Friday. There will be a blood drive at Dining on the Green on April 8. Participants will receive a \$10 Amazon card.

PLANNING AND ZONING COMMISSION MINUTES

Minutes for the January 12, 2021 Planning and Zoning meeting were included with the EDAG packet.

Respectfully submitted,
Dolores DuBois, Recorder