

AGENDA
PARK FOREST PLANNING AND ZONING COMMISSION

Park Forest Village Hall
Board Room

7:00 P.M.

TUESDAY
November 9, 2021

1. Planning and Zoning Commission Call to Order
2. Review of Minutes
 - a. October 12, 2021, Regular Planning and Zoning Commission Meeting
3. Petitions - None
4. Audience to Visitors
5. New Business –
 - a. Workshop with Staff from the Forest Preserve District of Cook County
6. Old Business - None
7. Communications
 - a. Member Communications
 - b. Trustee Comments
 - c. Staff Communications
8. Adjournment

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.

**Park Forest
Planning and Zoning Commission Meeting Minutes
Park Forest Board Room
Tuesday, October 12, 2021**

Present: Chair Vernita Wickliffe Lewis; Vice Chair Marguerite Hutchins; Commissioners: Cynthia Burton-Prete, Denise Poston, Doug Price; Trustee Liaison Maya Hardy

Staff: Hildy Kingma, Director of Economic Development and Planning; Nick Christie, Assistant Public Works Director and Assistant Village Engineer

Absent: Commissioners: Kyle Brodnick, Samuel Brooks, Kim Elmore-Perkins

Visitors: None

Call to Order: The meeting was called to order at 7:01 pm.

Review of Minutes September 14, 2021: See page 2, third paragraph where it says “each Trustee voiced their concerns”. The third sentence should reference 5 or 10 feet. Remove hyphen from Wickliffe Lewis’ name. Hutchins made a motion, seconded by Burton-Prete, to approve the minutes with corrections. All voted in favor.

Petitions: None

Audience to Visitors: None

New Business:

- a. Public Hearing – Text Amendment to add Chapter XI, Stormwater Management, to the Unified Development Ordinance

Kingma described the process to develop this text amendment. A public notice was published in the *Daily Southtown* newspaper. No one from the public contacted the office since the notice was published. The Village has adopted the Will County Storm Water Ordinance as a base, but that ordinance does not meet all of the goals of the Village. The staff have been working with Terra Engineering to develop this revised ordinance for the Village.

Christie went over some points regarding the ordinance, including the requirement for detention for most redevelopment projects, and BMP (best management practices) requirements, which Cook County has, but Will County does not. Developments will be required to capture the first half inch of rainfall and infiltrate it into the ground water supply through wetlands or infiltration trenches. The Village has very few floodplains, but the most recent data created by MWRD will be used to determine floodplain locations. The Village will have the opportunity to protect wetlands even when the US Army Corps of Engineers determines they will not take jurisdiction. Requirements and incentives are created to protect native topsoil.

Price: Does the flow chart show how new and redevelopment projects are impacted by the ordinance?

Christie: The ordinance makes no real distinction between new development and redevelopment. The main factor is the amount of land that will be disturbed. For example, the Staff reviewed a possible re-use of the commercial property at the corner of Western Avenue and 26th Street. Because of the amount of disturbance the new user was proposing, it would trigger the BMP requirements, but not trigger the detention requirements.

Price: The question about jurisdiction or non-jurisdiction in regards to wetlands, is there an agreed to definition of what a wetland is? Can an applicant argue that it's not a wetland?

Christie: The official definition is contained in the Ordinance, but it will require a wetlands expert to determine the quality. They would not say if the wetland is jurisdictional or not. They would say if it's a wetland, what is the quality, and submit that to the Army Corp of Engineers for jurisdictional determination.

Price: So even with an ordinance that states we are including non-jurisdictional wetlands, there's still a possibility of a developer arguing with the Village whether or not it should be regulated?

Christie: Yes, but we will require the third party expert to verify the quality of the wetland.

Price: In the Chicago area, there are a lot of ordinances that allow developers to pay fees-in-lieu instead of building affordable housing, but the affordable housing stock does not increase. How will the fee-in-lieu provisions of this ordinance be different?

Christie: This ordinance recognizes that the applications in the ordinance aren't necessarily feasible in every development. But it is the Village's determination, not the developer's choice.

Price: Are the requirements for long term maintenance new?

Christie: Long term maintenance for the retention and detention ponds that are currently required is minimal. Once you start requiring BMPs then you get more concerned about maintenance. The purpose of the new maintenance requirements is to ensure that the BMPs continue to serve the purpose for which they were installed.

Price: Will we reach a point under this ordinance with new development and redevelopment, and more property subjected to these requirements, where there's a cost of enforcing these maintenance requirements?

Christie: Assigning maintenance responsibility is a fairly easy task when you are talking about commercial property because those typically are going to be owned by an easily identifiable entity. Where the issue comes in is if you have a single family development with a central retention pond, or other stormwater facilities. That's where the provision for a homeowners association is important because you will need the association to take care of the maintenance. Also, that's the reason for the special service area in case the association doesn't fulfill their responsibility.

Price: How will you enforce this new ordinance with the existing ordinance still active?

Christie: The IDNR asked us to maintain the FEMA flood provisions in the ordinances until they have completed their review of the new ordinance. We are adopting the existing FEMA maps and adopting base level language that puts us in the flood insurance program that allows residents to be eligible for the insurance.

Wickliffe Lewis: When you talk about single family homes, don't we already have some type of easements behind the home?

Christie: Yes, in most cases there are drainage and utility easements. For most of the Village that's where the power and cable lines are located. But, the difference between an easement and a buffer is that you can continue to occupy and use an easement. You're just saying that if ComEd (for example) needs to come in and use your yard to fix a pole, they have a right to do that. The buffer around wetlands will strictly prohibit any development within that area.

Poston: Are there particular criteria for how large a buffer will need to be? What's the minimum?

Christie: On page 114, item B, it states the buffer will have to be 15 feet from the boundary of a low quality isolated wetland, 25 feet from a standard Park Forest wetland, 45 feet from a high quality wetland, and 100 feet from a fen or bog.

Price: The site runoff variance fee program requires a payment of \$110,000 per acre foot. If the developer pays that fee, how do we know that the development is not going to increase the risk for downstream flooding?

Christie: The Village will use those funds to make drainage improvements for that area.

A motion to close the public hearing was made by Price, and seconded by Burton-Prete. All voted in favor, and the hearing closed at 7:56 pm.

The PZC discussed the proposed amendment and reviewed each of the required Standards for Text Amendments. Price made a motion to recommend approval of the proposed amendment, given that seven of eight Standards are met. Commissioner Hutchins seconded the motion, and the PZC voted 5-0 in favor. The motion was approved.

Old Business - None

Communications:

- a. **Member Communications:** None
- b. **Trustee Comments:** The Board is still in the strategic planning process. It's going a little slowly because of scheduling and the effort to ensure residential input. The next meeting for the Board will be October 23rd. There annual fall financial update will be conducted in two parts. The Department reports will be held on October 25th, and the financial report will be presented on November 1st. There will also be street rededications for the new street name in West Lincolnwood on October 30th at 11 am at Freedom Hall. These will be honorary street names. There's going to be a blood donation drive on Oct 28th at Dining on the Green. Nominations are now being accepted for the 2021 Park Forest Business Person of the Year. Last year the winner was Rick Nesbitt from Vindrendi Wines. Hydrant flushing will be going on for about two to three weeks starting on October 18th. The trick or treating hours will be from 1 – 5 pm on October 31st.
- c. **Staff Communications:** The ordinance for the amendment to the use standards for community residences will be effective on October 18th. If anyone wants one, a hard copy of the updated UDO will be provided at the November meeting. Sandra Zoellner will be the new Director for Economic Development and Planning. She is not a Planner, so the Village is still looking to hire one. Kingma is hoping that at the November meeting, two or three people from the Forest Preserve District of Cook County will be

present to talk to the Commissioners about Sauk Trail Woods forest preserve. In the current Village budget, there's money budgeted to do an update to the Downtown Master Plan. The last master plan is almost 20 years old. Four proposals were received and staff interviewed two of the consultant teams. Staff will bring a recommendation to the Board at the November 1st and 15th meetings to hire a firm. Kingma has been working with Recreation Parks and Community Health Staff on a small planning project focused on aging on Park Forest. It is funded by the Metropolitan Mayors Caucus.

Adjournment: A motion to adjourn was made by Hutchins, and seconded by Price. All voted in favor, and the meeting adjourned at 8:28 pm.

MEMORANDUM

DATE: November 3, 2021

TO: Planning and Zoning Commission

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

RE: Sauk Trail Woods – Forest Preserve District of Cook County Presentation

Staff from the Forest Preserve District of Cook County have been invited to attend the Commission's meeting on Tuesday, November 9. The purpose of this meeting is to continue the dialogue between the FPDCC and the Commission about future plans for the Sauk Trail Woods Forest Preserve and how those plans are/are not supportive of the Village's goals for redevelopment of the Eastgate neighborhood.

In a pre-meeting discussion with Chris Slattery, Director of Planning and Development at the FPDCC, the following topics were shared as being of interest to the PZC:

- The need/desire for a more “open and accessible” forest preserve to benefit both the forest preserve and the future redevelopment of the Eastgate neighborhood on the north side of 26th Street. Where other forest preserves have open areas with the access drive and parking lot along the main road adjacent to them, the adjacent residential areas tend to be more attractive and marketable.
- The plans for removing the dam on Sauk Lake in order to improve habitat and water quality.
- Support from the Forest Preserve District of Cook County to encourage IDOT to install a multi-use path along 26th Street. The Village believes this would benefit both the forest preserve and the residents of Park Forest for recreation, shopping, and work access.
- An update on the Gateway Master Plan for Sauk Trail Woods – what does it look like, when is it likely to be implemented, can some of the Village's concerns (as noted above) be incorporated?

NOTE: I have attached the flyer for the Annual Potluck Dinner. The dinner is at 6 pm next Tuesday, right before the Commission meeting. If you intend to attend the Potluck Dinner please make sure you are available for the Commission meeting on time and after eating.

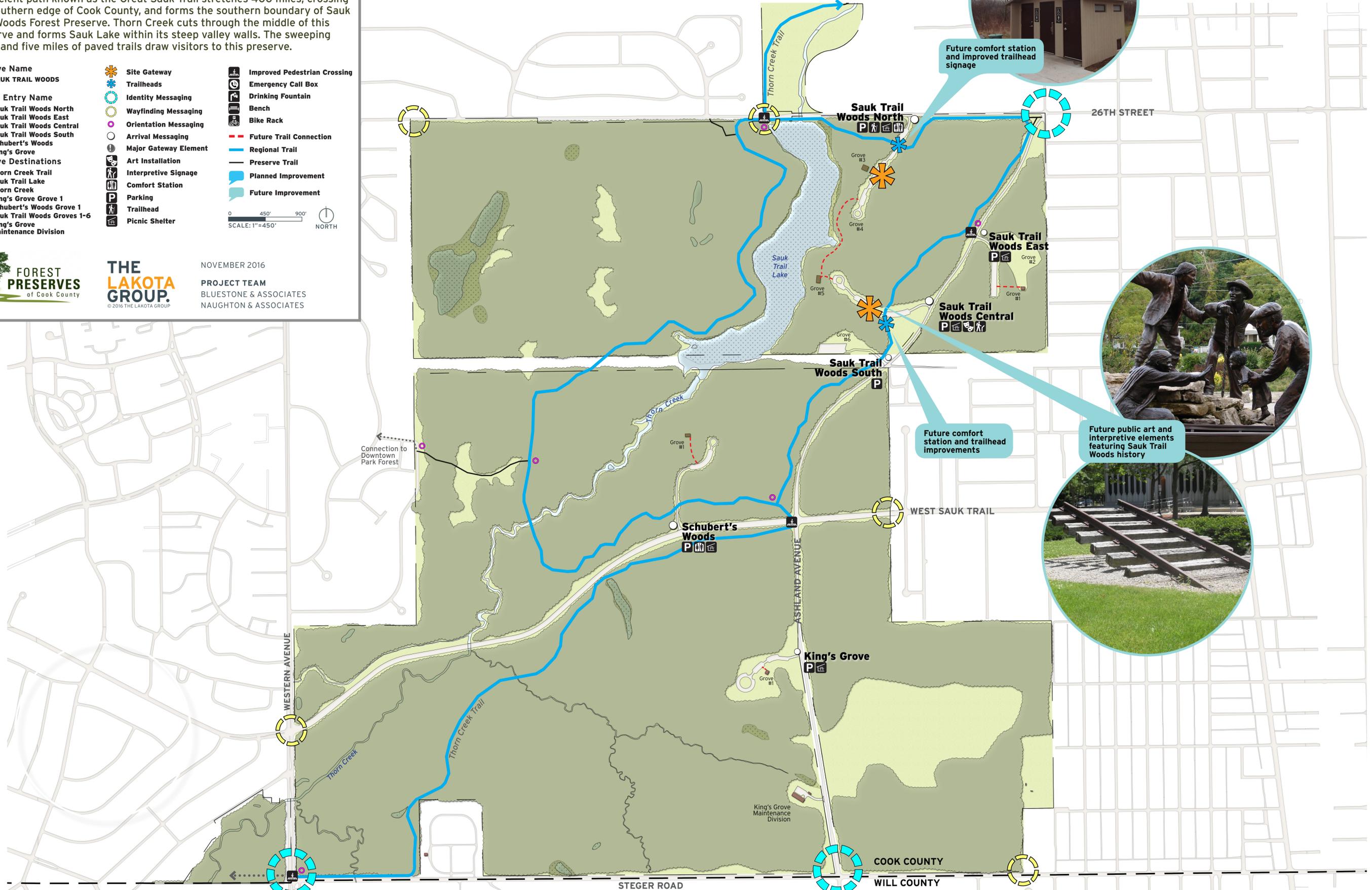
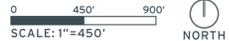
SAUK TRAIL WOODS

An ancient path known as the Great Sauk Trail stretches 400 miles, crossing the southern edge of Cook County, and forms the southern boundary of Sauk Trail Woods Forest Preserve. Thorn Creek cuts through the middle of this preserve and forms Sauk Lake within its steep valley walls. The sweeping views and five miles of paved trails draw visitors to this preserve.

- | | | |
|---|-----------------------|------------------------------|
| Preserve Name | Site Gateway | Improved Pedestrian Crossing |
| <ul style="list-style-type: none">SAUK TRAIL WOODS | Trailheads | Emergency Call Box |
| Area or Entry Name | Identity Messaging | Drinking Fountain |
| <ul style="list-style-type: none">Sauk Trail Woods NorthSauk Trail Woods EastSauk Trail Woods CentralSauk Trail Woods SouthSchubert's WoodsKing's Grove | Wayfinding Messaging | Bench |
| Preserve Destinations | Orientation Messaging | Bike Rack |
| <ul style="list-style-type: none">Thorn Creek TrailSauk Trail LakeThorn CreekKing's Grove Grove 1Schubert's Woods Grove 1Sauk Trail Woods Groves 1-6King's Grove Maintenance Division | Arrival Messaging | Future Trail Connection |
| | Major Gateway Element | Regional Trail |
| | Art Installation | Preserve Trail |
| | Interpretive Signage | Planned Improvement |
| | Comfort Station | Future Improvement |
| | Parking | |
| | Trailhead | |
| | Picnic Shelter | |



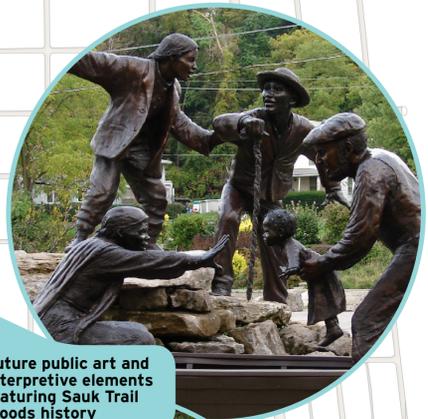
NOVEMBER 2016
PROJECT TEAM
BLUESTONE & ASSOCIATES
NAUGHTON & ASSOCIATES



Future comfort station and improved trailhead signage

Future comfort station and trailhead improvements

Future public art and interpretive elements featuring Sauk Trail Woods history



Future connection to Will County and Thorn Creek Trail Extension