

AGENDA
PARK FOREST PLANNING AND ZONING COMMISSION

Park Forest Village Hall
Board Room

7:00 P.M.

TUESDAY
February 14, 2023

1. Planning and Zoning Commission Call to Order
2. Review of Minutes
 - a. January 24, 2023, Regular Planning and Zoning Commission Meeting
3. Petitions - None
4. Audience to Visitors
5. New Business
 - a. Revisions to the DownTown Master Plan
6. Old Business
 - a. Forest Preserves of Cook County
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, January 24, 2023**

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

Staff: Andrew Brown, Planner

Absent: None

Visitors: Trisha Parks, Alejandro Lugo, Kim Elmore-Perkins, Phillip Perkins, Joseph Woods

Call to Order: Meeting was called to order at 7:03 pm.

Review of Minutes December 13, 2022:

On page three, the second sentence of last paragraph states “Brooks stated one house is already under the ownership of the developer but he was not certain about the ownership of the second house.” This sentence should change to “Brown stated that one house is already under the ownership of the developer. However, he was not certain about the ownership of the second house.” The changes included “Brown” replacing “Brooks” and the word “that” added after “stated.” Additionally, the word “but” was replaced by a period and the word “however” started the new sentence with a comma after it.

Under Member Communications on page four, the word “Southside” in the second sentence should be replaced with “Daily Southtown.” Additionally, on page four, under Staff Communications the fourth sentence states “...the DownTown Master Plan be at the January 24, 2023 meeting.” The word “would” should be added between ‘Plan’ and ‘be’ so the sentence will read “...the DownTown Master Plan would be at the January 24, 2023 meeting.”

Poston made a motion to approve the minutes with corrections. Seconded by Burton-Prete. All in favor. Minutes approved with corrections.

Petitions: None.

Audience to Visitors: None.

New Business:

- a. **Public Hearing: Text Amendment to Article VII (Signs) of the Unified Development Ordinance, to remove Auxiliary Yard Signs from Section VII-5.C Temporary Signs with Permit Requirement.**

Chair Wickliffe Lewis opened the public hearing at 7:11 pm.

Brown provided the staff report and during his staff report included a review of the Unified Development Ordinance (UDO). When the UDO was approved in 2017, it was not in compliance with the state law that went into effect on January 1, 2011. The state law barred municipalities from regulating when political signs can be displayed on residential property. Therefore, Brown stated current Village regulation regarding campaign sign usage cannot be enforced. The existence of the Village regulation has created some confusion with residents requesting the Village to enforce the regulation. During the staffing of this revision, Brown found that the entire Section VII-5.C.1 (Auxiliary Yard Signs) is unenforceable by the Building Department. Brown stated that by removing Auxiliary Yard Signs from the UDO will correct an error and remove any source of confusion for residents searching for a way to regulate when campaign signs can be posted within the Village.

No comments were made by the public during the public hearing.

Price made a motion to close the public hearing. Seconded by Brooks. All in favor. The public hearing was closed at 7:15 pm.

Burton-Prete asked that if the Auxiliary Yard Sign section is removed, can residents permanently display political signs. Brown stated yes, that is correct. Burton-Prete asked if residents can display as many signs as they want. Brown stated that a resident can have up to four (4) signs without a permit. Residents could not exceed four signs.

Brooks asked Brown if that will include for sale and real estate signs. Brown stated that they could as long as the signs fit within the size requirement for yard signs per the regulations.

The Commission then worked through the Zoning and Map Amendment Standards for Zoning Amendments worksheet together. Each standard was read aloud and each Commissioner was given the opportunity to discuss the standard if they felt it necessary. The Standards and their voting outcomes are below.

1. The proposed amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public. *The Commission unanimously concurred that this standard is met.*
2. The proposed amendment is compatible with the existing uses, character, and zoning of adjacent properties and other property within the immediate vicinity of the proposed amendment. *The Commission unanimously concurred that this standard is met.*
3. The proposed amendment provides a relative gain to the public, as compared to any hardship imposed upon an individual property owner. *The Commission unanimously concurred that this standard is met. Price noted that the hardship of having political signs posted all year round in yards throughout the community it is offset by people's right to freedom of speech.*
4. The proposed amendment makes it more feasible to develop property relative to the present zoning classification of the property. *The Planning and Zoning Commission determined that this standard is not applicable.*

5. The proposed amendment addresses the community need for a specific use. *The Commission unanimously concurred that this standard is met.*
6. The proposed amendment corrects an error, adds clarification, or reflects a change in policy. *The Commission unanimously concurred that this standard is met.*
7. The proposed amendment rectifies existing nonconformities and, if so, the extent of such nonconformities. *The Commission unanimously concurred that this standard is met.*
8. The proposed amendment is consistent with the intent of the elements of the Comprehensive Plan, this Unified Development Ordinance, and the other land use policies of the Village. *The Commission unanimously concurred that this standard is met.*

Price made a motion to have the proposed Text Amendment to Article VII (Signs) of the Unified Development Ordinance to remove Auxiliary Yard Signs from Section VII-5.C be recommended to the Board. Seconded by Burton-Prete. All in favor.

b. Public Hearing: Draft DownTown Master Plan Presentation, Discussion, and Board Recommendation.

A motion was made by Price to open the public hearing for the Draft DownTown Master Plan Presentation, Discussion, and Board Recommendation. Seconded by Brooks. All in favor. The public hearing was opened at 7:24 pm.

Brown provided an overview of the planning process and timeline of the DownTown Master Plan. The request for proposal for the plan was developed in June 2021 and in December 2021 the Village entered into a contract with Houseal & Lavigne. Brown then overviewed the groups and people involved with the plan, public engagement and meetings that took place, documents submitted, and feedback received during the planning process. He finally thanked everyone involved for taking the time to make the plan a success.

Trisha Parks, AICP, Senior Planner, Houseal & Lavigne, was introduced by Brown. Parks also reviewed the planning process and then went over each chapter within the plan. The DownTown Master Plan (DTMP) is organized into eight chapters. Chapter one introduces the plan, discusses the purpose of the plan, and the planning process. Chapter two reviews the planning context which includes the current status of DownTown and the history of the DownTown. Chapter three includes community outreach themes. The outreach themes included the need for a variety of businesses, desire for events during the colder months, and redevelopment of the theater. Chapter four includes the vision and goals of the plan and chapter five includes recommendations on land use and development within the DownTown. Chapter six includes recommendations on public art, incorporating interactive displays, bolstering year-round events and activities, utilizing Main Street as a festival street, establishing a gateway and wayfinding system, façade signage, enhancing DownTown streetscape, incorporating pedestrian-friendly streetscape, and lighting up the DownTown. Chapter seven included recommendations about the DownTown's built form. These recommendations included upgrades to the canopies, improved building facades, parking lot improvements, and creating a connected pedestrian network. The last chapter is implementation. This chapter includes how to utilize the plan, the Capital Improvement Plan, and funding mechanisms for the DownTown.

Wickliffe Lewis then called on Mr. Alejandro Lugo to speak. Lugo stated that he is a new resident to Park Forest. He stated he moved to the Village in December of 2020. Lugo stated that he was very excited to be here and that he wanted to read the Master Plan but could not find it online. He stated that he had moved from New Mexico and was previously a professor at the University of Illinois at Champaign-Urbana for 20 years. Driving from Champaign-Urbana to Chicago, he never noticed signage for Park Forest and thought that the significance of Park Forest as a first suburb should not be overlooked. He wondered how the DTMP would contextualize the importance of the Village as one of the first suburbs built for returning veterans in the United States. He stated that he thought it would be important to have signage from Interstate 57 to the Village so anyone passing by would know where Park Forest is located. Lugo then mentioned that it would be great if a mural would be painted in the DownTown that could connect to the history of the Village. He finally finished his comments by thanking everyone involved in the development of the DTMP.

Next, Wickliffe Lewis commented that she agreed about Lugo's observation that there is no signage from either I-57 or Illinois Route 394 that identifies Park Forest.

Ms. Kim Elmore-Perkins was then provided time to comment on the plan. Elmore-Perkins commented on the recommendation for curb cuts in the plan. She stated that she is less mobile than she previously was and certain textures and terrain are easier than others to move across. She wanted to bring light to accessibility issues in the DownTown.

Trustee Mr. Joseph Woods was then provided time to speak. He stated that he thought the consultant and everyone involved did a wonderful job developing the plan. Woods stated that there has always been a concern about signage in the Village and that even when someone is at the Metra station they may never know if they are in Park Forest. Woods was excited that we are working towards more visibility in the DownTown.

Mr. Phillip Perkins then provided comments. He stated that he had been to many planning sessions as a resident since 1993 and that the Vision Workshop that was held for this Master Plan really felt like it shined through in the draft of the plan. He also asked if consideration was given to including a landmark in the DownTown that visitors and residents could identify with. Lugo then interjected that he thought Park Forest should be a National Landmark.

A motion to close the public hearing was made by Price. Seconded by Burton-Prete. All in favor. Public hearing was closed at 8:08 pm.

Parks provided the next steps for the plan. She mentioned that the next step is to revise the Plan based on recommendation and comments from the Commission meeting and then the plan would be presented to the Board on February 20, 2023.

Burton-Prete wanted to start the Planning and Zoning Commission discussion by going on record stating she was disappointed in how the DownTown Master Plan meeting was planned for on November 22, 2022, and for how some of the discussion went during the meeting. She stated that during the November 22, 2022, meeting there was a major issue with the DownTown Planning Advisory Committee (DPAC) not receiving the material being discussed prior to the meeting and

the way the DTMP Consultant Houseal & Lavigne handled questions asked about the material provided. Burton-Prete stated that for previous meetings the DPAC had received the material prior to the meeting, but that did not occur for the meeting held on November 22, 2022. Burton-Prete felt unprepared for the meeting due to not receiving the material ahead of time. Burton-Prete stated that she did not receive an electronic version or hard copy of the materials and that there were only a few hard copy versions at the meeting for people to review.

Burton-Prete stated that while she attended the meeting she sat next to Pastor Chris Wogaman. Pastor Wogaman asked the consultants if there were additional copies available and the consultants responded that there were not anymore and what was provided was what they had brought. Burton-Prete felt that the response from the Houseal & Lavigne was unprofessional. She felt like their response sounded more like, "You're lucky you have the five copies that were printed and as if they didn't have to print this out." Burton-Prete stated that she understood these copies may not have been allocated in the proposal and contract and the fact that she understood it may cost a lot of money due to the color, binding, and cost to produce the plans. However, Burton-Prete stated that the Village was the customer and was unhappy with the response from Houseal & Lavigne.

Burton-Prete went on to state that the October 18, 2022, draft of the DownTown Master Plan was poorly written. She submitted eight pages of spelling and grammar corrections with her revisions. Burton-Prete added that the document did not flow well and that it seemed like there were several different authors. Due to the grammar, spelling, and document flow, Burton-Prete stated she had difficulty understanding the content because she was too busy correcting spelling and grammar errors. Burton-Prete stated it took her from Monday until Wednesday to finish reading the draft. The condition of the draft worried Burton-Prete so much she called Brown to talk to him about it the day after she submitted her revisions. Burton-Prete felt that Houseal & Lavigne should have taken more consideration in their first draft and proofed the October 18th draft better.

Burton-Prete stated that the January 6th draft version was much better than the October 18th draft version. Burton-Prete also stated that there were still some spelling and grammar errors, which she had brought to the meeting. Burton-Prete stated this version was much easier to read, more cohesive, and less choppy than the first version.

Wickliffe Lewis stated that she hoped no one was offended by Burton-Prete's comments and that Burton-Prete is the Commission's gatekeeper in regard to documents being well-written.

Burton-Prete then started to make comments and ask questions of the document starting with page 47, under Incorporate Interactive Displays. Burton-Prete mentioned the splash pads along the Riverwalk in downtown Chicago as a potential attraction in DownTown Park Forest.

Burton-Prete then commented on page 51. Burton-Prete asked if the pavilion could be constructed and, if so, would the inclusion of restrooms and storage outweigh any disadvantages a pavilion may elicit. Brown answered by stating the inclusion of the pavilion on page 51 provides the Board of Trustees and Recreation, Parks, and Community Health with options in the

types of storage that could be developed. Brown stated that it was among other options that could be implemented and being recommended by the DTMP.

As a result of the preceding conversation, Burton-Prete asked if the community center that was being planned in the IFF Development on Orchard Boulevard and Indianwood Boulevard would strictly be for resident use. Brown answered no. He stated that according the Special Use Permit the community center should be available for public use. Burton-Prete asked if the conversion of the theater building would be in addition to the IFF Development community space or replace it. Brown stated that because the condition of the building the theater is unknown, including the theater as a potential future community space provides the Village with options. Of course, this would depend on the Village being able to acquire the theater and it being in good enough condition to repair.

Burton-Prete then asked about the possibility of a skating rink and if that is still a possibility. Brown stated that this was discussed heavily by Recreation, Parks, and Community Health and that it was a request based on a lot of feedback from residents.

Burton-Prete then stated that another potential idea would be to include local high schools in sponsoring art fairs in DownTown. Burton-Prete was unsure if this would interfere with or complement or supplement the annual Park Forest art fair. Burton-Prete then added that the DownTown business group recommended in the DTMP draft, could consider and discuss having such an art fair.

Burton-Prete then went on to reference page 54 and how the Village could use Main Street as a festival street. She stated that one of the options could be to have Village version of the Taste of Chicago. Brown responded by stating the idea seemed feasible and that Community Relations did something similar to what Burton-Prete mentioned to during the pandemic.

Burton-Prete questioned for Parks regarding the lighted columns using a weathering steel finish under the Light Up Downtown on page 64. Burton-Prete asked if document should say the lighted columns on the right instead of the left. Parks said yes, the document should be referring to the picture on the right and not the left.

Burton-Prete then referenced page 84 under Created Connective Pedestrian Network. Burton-Prete asked what was the difference between a side path and a sidewalk. Parks stated that side path is more like a trail. A side path is wider and can be used for multiple uses like walking or biking and that side paths are typically about six (6) to 10 feet wide.

Burton-Prete referred to page 92 under Organization of the Capital Improvement Plan (CIP) where it proposed the Master Plan could be grouped into four (4) key projects. Burton-Prete stated there are actually seven (7) bullets points listed. Burton-Prete then referenced page 99, where the focus is on the four (4) key projects again. Burton-Prete asked if page 92 should list four (4) or seven (7) key projects. Parks stated that page 92 and 99 should reference seven (7) projects. Parks stated that since the drafting of the original, information about the sound system, parking lot improvements, and interior barrier accessibility were added but the number of

projects on page 92 and 99 were not updated. So page 92 and 99 should be seven (7) projects and not four (4).

Burton-Prete then asked what the pavement PASER rating listed on page 114 meant. Burton-Prete wondered if 10 was the highest or lowest. Parks stated that she believes 10 is the best score but she can ask the engineers who conducted the inventory. She can coordinate with them to make sure the rating system is explained more clearly on page 114.

Poston inquired about the ice skating rink. She stated that while Park Forest is a diverse community, the population is 68.9 percent African-American. Poston was wondering how often the children will be out there, wanted the rink to be user friendly, accessible to the community, and able for families to enjoy. Poston also inquired about Park Forest being a family destination. She mentioned the community center and thought it will be great if it can house an indoor soccer field.

Brooks stated that he thought the report was very detailed and understood that the plan will need to be implemented over a number of years and have adequate funding. He mentioned that he thought the community outreach where the citizens were able to provide their input was a positive form of outreach and interaction for the planning process. Brooks noticed that a couple of the citizen's suggestions were included in this draft. He also noted that conversion of the movie theater in the community is a viable and practical development. The proposal of a small business association could serve the interest of the small business operators located in the Downtown area. Brooks then asked if 350 Main Street (where the Farmer's Market is held) has been sold. Brown stated that there is a contract for the sale of the land and there is earnest money being held. It is pending approval of a site plan.

A motion was made by Hutchins to extend the meeting until 9:30 pm. Seconded by Price. All in favor. The meeting was extended until 9:30 pm.

Price mentioned that on page 28, the DTMP discusses parking and references Indianwood Boulevard and Cunningham Drive. He stated the Cunningham Drive reference confused him. He wasn't sure Cunningham Drive extended to the south end of the Downtown area. He stated that the plan mentioned the parking lot at the corner of Indianwood Boulevard and Cunningham Drive. However, since Cunningham Drive did not go south of Victory Drive the corner of Indianwood Boulevard and Cunningham Drive was a confusing reference. Price stated that Cunningham Drive between Victory Drive and Indianwood Boulevard is in the Master Plan, but it is not a dedicated street. He felt that it was very confusing without an explanation included in the DTMP.

Price also mentioned that on page 18, it states that some residents mentioned they would like to avoid establishing any gambling or liquor stores in the Downtown. However, on page 36 regarding the retail gap analysis, the plan gave specific reference to the potential businesses that are better for the community and it mentions convenience stores, food, and drinking as potential areas to expand business. Price pointed out that what the community wants and where the analysis shows available markets are not aligned.

Price mentioned the issue of parking and stated there will always be an issue of parking in the DownTown.

Price then referenced page 41 about the Land and Zoning Alignment. Price stated there is currently a conflict with the three locations. Two are zoned C-2 and one is zoned C-3. The plan does not make it clear what the recommendation is. Parks stated that they are not recommending changing the zoning district but recommending adopting an overlay to C-2 within the downtown to allow for two-family homes. Parks noted the other option would be to allow for two-family homes in the C-2 with a special use permit.

Hutchins stated that she did have some comments and corrections. On page 79 at the very end under Variety of Canopy Systems and Strategies the DTMP states “for better visibility of activity and façade signage and façade signage.” The second “and façade signage” should be removed.

Hutchins mentioned the use of the theater for recreation. She stated that the plan did mention using the parking lots behind the theater for some kind of sports activities.

Hutchins also mentioned she was interested in putting something on the windows of empty shops. She stated she suggested this about three (3) or four (4) years ago. Hutchins suggested getting the local kids or a local artist do something that could be put in or on the windows.

Hardy then provided comments on having signage in the region that would direct visitors to Park Forest and to make Park Forest an educational destination. Hardy also wanted to address security in the DTMP. She mentioned that the DTMP does address lighting but it does not address security. She wanted to make sure people who worked and visited DownTown felt safe and to make sure people feel like their being held accountable. Hardy also mentioned that she thought our wayfinding should be bilingual and accessible to people with disabilities.

Wickliffe Lewis then spoke about providing youth opportunities and what the Village could do in the DownTown area for the youth. Wickliffe Lewis thought introducing new options to the youth could provide them with different outlets. She also mentioned she did not see any activities in the DTMP geared towards seniors and suggested it as one of the areas the plan should consider in more detail.

Price asked for a point of order to see when the DTMP needed to be presented to the Board and if there was a timeline that needed to be met. Brown stated that there was flexibility in when the DTMP needed to be submitted to the Board of Trustees. Price was prepared to approve the plan based on the overall concept of the plan, but felt more comfortable making the recommendation with the revisions included. Burton-Prete agreed and thought they should include more provisions for seniors in the plan. Price thought that the DTMP does include seniors because it is using the Housing Plan to develop it and the Housing Plan intimately looked at seniors needs. Burton-Prete and Wickliffe Lewis clarified the need for more of an emphasis on seniors in the plan by stating they thought the plan could have more games geared toward seniors in it. Price asked if the Commission was requesting a senior category tracked throughout the document. Burton-Prete stated that she didn't think this was the case. Wickliffe Lewis wanted the DTMP to be noticeably geared towards seniors. Based on the revisions that were provided during the

meeting, Brown stated that the Commission could review the revisions to the DTMP at the February Commission meeting and then provide those revisions to Houseal & Lavigne to make them prior to the DTMP being recommended to the Board of Trustees.

A motion was made by Price to extend the meeting to 9:45 pm. Seconded by Burton-Prete. All in favor. The meeting was extended.

A motion to table the recommendation on DownTown Master Plan development was made by Price. Seconded by Hutchins. All in favor. Recommendation will be tabled until February 14th meeting.

Old Business: None.

Communications:

a. Member Communications: None.

b. Trustee Comments: Hardy mentioned an accident that happened on Friday that resulted in the death of a seven-year-old. The child was hit by a school bus on Walnut Street. Former Trustee Alicia Rodman McCray has passed away. She was a former trustee that worked for Governor State for several years. Also, the mother of Kevin Adams, Director of Recreation, Parks, and Community Health, passed away. The services for his mother were the past Monday, January 23, 2023. Saturday, January 29, 2023, the Village is hosting Park Forest Idols at Freedom Hall. Tickets are \$10 before the event and \$15 at the door. The event starts at 7:00 pm. The Fire Department is having their awards on February 4, 2023, at 11:00 am. Evelyn Randall is hosting a wine and chocolate tasting at 7:00 pm on Friday, February 10, 2023, at Freedom Hall. Additionally, there is going to be a Black History Pop-Up for black businesses on Saturday, February 11, 2023, from 10:00 am to 2:00 pm. Following that event will be a program at Freedom Hall starting at 2:30 pm.

c. Staff Communications: The Planning Department applied to a capstone program for bachelor students from the University of Illinois at Chicago to a review all of the plans for Park Forest and provide the Planning Department and Board of Trustees a report. The team will be evaluating every current Village plan and analyze if there is conflict or agreement. The team will provide any recommendations at the end of the evaluation. That study will start this Thursday. Brown said he would be guiding the students through that process. Recently the Illinois Housing Development Authority awarded the Village with a grant that will cover housing repairs, accessibility repairs, or roof repairs. The Western & Steger development for the gas station is going to be scheduled for the March 14th meeting. Election season for the Village is coming up. Early voting starts March 20th. The development at Orchard Boulevard and Indianwood Boulevard will start its phase II environmental study tomorrow. IFF, the developers, are moving forward as planned. The Forest Preserve of Cook County will be at the February 14th Planning & Zoning Commission meeting. The questions from the last meeting were forwarded to them. The Forest Preserve staff are aware of the questions and should be ready to answer them during the meeting.

Adjournment: A motion to adjourn was made by Price. Seconded by Hutchins. All in favor.
Meeting adjourned 9:42 pm.

Comment #	Page Number	Section/Paragraph/Map	Comment
1	6	Regional Context	The Village of Park Forest is located approximately thirty miles south of Chicago, in Cook County and Will Counties Remove the word <i>county</i> .
2	6	Regional Contextand can take I-57 north, 20 miles to reach Midway... Add a comma after the word <i>north</i> .
3	6	Regional Context	It is home to 2,000 acres... Remove the comma in 2000.
4	8	History of DownTown Park Forest (Third Paragraph)	Its business and restaurants are concentrated... Should read businesses.
5	9	Previous Planning Efforts	<i>Emphasize</i> the use of the Comprehensive Housing Plan somehow and include it's consideration of seniors needs.
6	9	DownTown Park Forest Plan (1997) and Update (2002)	Five-years after the initial document was... Remove the dash between five and years.
7	16	DownTown Plan Advisory Committee Initiation Workshop	...to identify issues and opportunities present in the DownTown . Either remove the word <i>the</i> or add the word <i>area</i> after the word <i>DownTown</i> .
8	18	Need for a Variety of Businesses	Throughout outreach, participants noted... The word should be <i>through</i> .
9	18	Need for a Variety of Businesses	Desired uses include restaurants, entertainment uses , grocery stores... The word <i>uses</i> is redundant, should be removed.
10	18	Need for a Variety of Businesses	"Participants also expressed that they would like to avoid any new gambling or liquor store establishments in DownTown" contrasts the available market gap for retail, food, and drink on page 36. Some clarification of what is included in food and drink may help the reader understand the what businesses may fall into that category.
11	19	Need for a Variety of Businesses	Lack of Foot and Vehicle Traffic through DownTown Should be Vehicular
12	19	Need for a Variety of Businesses	...Main Street is not an aerial or collector road and that naturally has frequent travelers. The word <i>aerial</i> (air) should be replaced with the word arterial (through road). Remove the word <i>and</i> .
13	23	Vision Statement	...visitors from throughout the southland and the region. Remove the words <i>and the</i> .
14	27	Office	DownTown Park Forest there is a single, stand along office use along Forest Boulevard that brings workers... Replace the word <i>there</i> with the word <i>has</i> and stand along should read standalone.
15	28	Community Facility	The former bank at Lakewood Boulevard and Forest Boulevard was recently purchased by a church and is a Community Facility . The words community facility should be lower case.

Comment #	Page Number	Section/Paragraph/Map	Comment
16	28	Park, Open Space, and Recreation	The Village could potentially coordinate with the church to utilize the grass-covered open space directly adjacent to future linear park along Forest Boulevard... Insert the word <i>the</i> .
17	28	Parking	Clarification of Cunningham Drive south of Victory Drive; Cunningham Drive is not dedicated between Victory Drive and Indianwood Boulevard; Including some description of why the parking lot connection is being described as Cunningham Drive would be helpful for the reader;
18	32	152 Main Street	If transformed into a moderate- to high-density mixed-use development,.. Remove the space in between the words <i>moderate-to high</i> .
19	32	Development Scenario	This site may accommodate a three-story mixed-use building with retail on the ground floor with multi-family residential above. Change the word <i>with</i> to the word <i>and</i> .
20	40	Align Zoning to Planning Efforts	There are several options to amend the Village's Unified Development Ordinance to provide greater flexibility in the types of development allow with DownTown. The word <i>allow</i> should read allowed.
21	41	Align Zoning to Planning Efforts	Clarification on the recommendations to DownTown zoning in the first paragraph of the third column.
22	47	Incorporate Interactive Displays	Please include one more activity seniors could do in the interactive display. Reference the DTMP that the Housing Plan is started
23	64	Light Up DownTown (Last Paragraph)	The lighted columns on the left uses a weathering steel finish... These images are to the right of the text.
24	77	Improve Building Facades	The current colors and materials used for the building façades do not provide a distinguishable sense of scale or visual interest for the DownTown . Either remove the word <i>the</i> or add the word <i>area</i> after the word <i>DownTown</i> .
25	79	A Variety of Canopy Systems and Strategies	These keep the sidewalk and façades clear of visual obstructions and open up tenant storefronts for better visibility of activity and façade signage and façade signage . Redundant. Should be removed.
26	80	Maximize the Use of Available Space	The east portion of the building 1 basement is the most readily useable space. Remove the word <i>the</i> .
27	84	Created Connective Pedestrian Network	Consider including a blurb or pop-out on the definition of a side-path and a sidewalk
28	86	Ensure Accessibility Throughout DownTown	As the DownTown streets, sidewalks and parking lots are improved and rehabilitated ADA improvements... Place a comma between rehabilitated and ADA.

Comment #	Page Number	Section/Paragraph/Map	Comment
29	86	Ensure Accessibility Throughout DownTown	Please include that signage should be bilingual and accessible to visually impaired visitors either here or on page 87
30	91	Review of Zoning and Development Controls	The Village should review all development regulations and amend them as necessary to ensure they align with the recommendations of the Park Forest DownTown Master Plan . These words should be bolded and italicized.
31	92	Capital Improvement Plan	Page 92 and 99 reference four projects, when the list states there are seven. Please update page 92 and 99 to represent the seven projects listed.
32	95	Main Streetscape	The Park Forest DownTown Master Plan recommends... These words should be bolded and italicized.
33	103	Urban and Community Forestry Grant	Project that can be funded include... The word <i>project</i> should be made plural (<i>projects</i>).
34	104	AARP Livable Communities	The American Associate of Retired Persons (AARP). Change the word <i>Associate</i> to Association.
35	105	Property Tax Abatement	...programs that can be taken advantage of including, Class 6b, Class 7a, Class 7b, Clas7c , Class 8... Change Clas7c to Class 7c
36	106	Village Revolving Loan Fund	Additionally, items that qualify for the use of the loan program are the acquisition of real property, constriction of a new building... Change the word <i>constriction</i> to the word <i>construction</i> .
37	106	Sign Grant	The signs cannot be installed without a permit and must conform to all of Pak Forest's regulations. Change the word <i>Pak</i> to the word <i>Park</i> .
38	114	Parking Facilities Inventory	Description of what the different columns in the PASER Assessment mean Change PACER Assessment to PASER Assessment