

AGENDA
PARK FOREST PLANNING AND ZONING COMMISSION

Park Forest Village Hall
Board Room

7:00 P.M.

TUESDAY
October 10, 2023

1. Planning and Zoning Commission Call to Order
2. Review of Minutes
 - a. June 13, 2023 Regular Planning and Zoning Commission Meeting
3. Petitions - None
4. Audience to Visitors
5. New Business
 - a. Eastgate Redevelopment Plan
 - b. Meeting Recording & Minutes Preparation Plan
6. Old Business
 - a. Short Term Rental Discussion
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, June 13, 2023**

Present: Chair Vernita Wickliffe Lewis; Vice Chair Marguerite Hutchins; Commissioners Cynthia Burton-Prete, Doug Price; Trustee Liaison John V. Moore

Staff: Andrew Brown, Planner

Absent: Commissioners Samuel Brooks, Denise Poston

Visitors: None

Call to Order: Wickliffe Lewis called the meeting to order at 7:04 pm.

Review of Minutes April 11, 2023:

On page two, the second-to-last paragraph states, “The buildings will be brick and will be located in front of the Cunningham and the parking lot accessible from Main Street.” Take out ‘the’ between ‘of’ and ‘Cunningham.’ Add ‘Lane’ after ‘Cunningham.’

On page three, the second paragraph states, “Brown stated that the developer is also looking to have gaming license.” Add ‘a’ between ‘have’ and ‘gaming.’ On the same page, the third paragraph states, “Hutchins then inquire” needs to add a ‘d’ at the end of the word ‘inquire.’

A motion to approve the minutes with the corrections was made by Price and seconded by Hutchins. All in favor.

Petitions: None

Audience to Visitors: None

New Business:

a. Short Term Rental Discussion

Brown reviewed short-term rentals. He stated that other communities had voiced the same concerns about short-term rentals like Airbnb in the region. Some communities have decided to ban it, and others have allowed short-term rentals. Brown thinks it may be better to work with the platforms than to flat out say “no” to short-term rentals.

Brown stated that he talked to Village Staff in the Building Department and they have had complaints about noise originating from Airbnb properties. Brown stated that developing a regulation that people cannot operate a short-term rental here in the Village may create more

work for the Building Department by requiring them to enforce it. Brown stated that may be a way for the Village to work with owners who are using their properties as short term rentals or might be considering doing short-term rentals.

Price stated that when short-term rentals were brought to the Commissioners last time, a decision was not made if they should be allowed or not. He then asked if the Building and Police Department along with the Board are aware that there are people operating short term rentals in Park Forest.

Brown stated that he believes the Board is aware due to the issues that have been raised.

Burton-Prete then asked Brown what Park Forest's stance is on short-term rentals and if there would be an application process?

Brown stated that technically, they will need an occupancy inspection between each rental because it will be a new occupant. However, the owners are currently bypassing that step and without knowing which property is a short term rental it is a difficult requirement to enforce.

Hutchins suggested that they get copies of other jurisdictions ordinances on short-term rentals.

Brown stated that he can go to other jurisdictions websites to see what ordinances are in place regarding short-term rentals to look for ideas.

It was agreed that the discussion would be continued at the next meeting on July 11th.

b. Southland Reactivation Act Discussion

Brown stated that Burton-Prete inquired about the Southland Reactivation Act. Brown presented a short power point presentation on the Southland Reactivation Act. Brown stated that it is a tax abatement incentive to Property Developers who purchase tax-exempt commercial and industrial property.

There were no questions from the Commissioners.

Old Business: None

Communications:

- a. Member Communications:** Hutchins inquired about updates on any pending developments. Brown stated that there haven't been any updates since the last meeting. He did have a meeting last week with the IFF developer who is looking to develop 44 apartments on the northeast corner of Orchard Drive and Indianwood Boulevard. IFF is looking to wrap things up in the next couple of weeks. The Cigar Lounge opened, however, there was not a grand opening.

- b. Trustee Comments:** Wickliffe Lewis welcomed the new Trustee Liaison, John Moore. Moore thank the Commissioners and stated that he was looking forward to working with them. Moore let the Commissioners know that the DownTown Park Forest Master Plan was approved the previous night during the Board Meeting. The 2023-2024 budget is now available online. The next Board Meeting will be on Tuesday, June 20th. The first Main Street Nights will start Wednesday, June 12th at 5:30 pm. The 4th of July parade will be in reverse this year. It will start on the Village Green at 6:00 pm. The fireworks will be at 9:15 pm.
- c. Staff Communications:** Brown stated that there will be an open house at 76 Winslow. This is a three bedroom and two bathroom home. David Tracey is the General Contractor for the program. The open house will be on June 27, 2023. August 12th will be the first Annual Youth Day. The Home Repair and Accessibility Program was in full operation. This program helps residents with roof repair and roof replacement. A total of 86 people have signed up for the program. Currently, he has a Village resident and David Tracy working on the program with him. Lastly, Brown has been coordinating with Habitat for Humanity and CEDA to work in Eastgate and to figure out how to incorporate the second round of SCP funds. Brown submitted for the grant in early June and hopes to get the maximum award of \$750,000.

Adjournment: A motion to adjourn was made by Hutchins and seconded by Price. All in favor. The meeting was adjourned at 8:26 pm.