

AGENDA
PARK FOREST PLANNING AND ZONING COMMISSION

Park Forest Village Hall
Board Room

7:00 P.M.

TUESDAY
December 12, 2023

1. Planning and Zoning Commission Call to Order
2. Review of Minutes
 - a. October 10, 2023 Regular Planning and Zoning Commission Meeting
3. Petitions - None
4. Audience to Visitors
5. New Business
 - a. Public Hearing: Request for a Special Use Permit in the C-2 Mixed Use Zoning District at 350 Main Street
6. Old Business
 - a. Cook County Forest Preserve and Community Event
 - b. Annual Training – Sexual Harassment Training
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 10, 2023**

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

Staff: Andrew Brown, Planner

Absent: Trustee Liaison John V. Moore

Visitors: None

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

Review of Minutes June 13, 2023:

On page two, the first line states “Brown stated that may be a way for...” should be changed to “Brown stated that there may be a way for...”

On page three, under Trustee Comments where it states “Moore thank the Commissioners...” ‘Thank’ should be changed to ‘thanked’ so the minutes state “Moore thanked the Commissioners...”

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

Petitions: None

Audience to Visitors: None

New Business:

a. Eastgate Redevelopment Plan

During the meeting, Brown provided a review of the Eastgate Redevelopment Plan, reminding the Commission of the existing policies and plans. He emphasized the Village's initiative in applying for the Illinois Housing Development Authority (IHDA) Strong Communities Program (SCP) grant, highlighting a past award of \$250,000 in 2021 and a recent grant of \$712,000 in 2023. These funds, Brown noted, were primarily allocated for home rehabilitation in the South Suburban Trade Initiative and vacant homes in Eastgate, with the potential to impact up to 10 Village-owned vacant homes in the neighborhood. Brown stressed the importance of developing a comprehensive redevelopment plan in collaboration with Eastgate residents and sought feedback from the Planning and Zoning Commission on the plan, public participation, and

planning interactions, also mentioning pending resolutions for fund acceptance and program support.

Several queries were raised by the Commission members. Burton-Prete inquired about the eligibility criteria for the \$712,000 grant, to which Brown clarified that only vacant Village-owned homes qualified, excluding occupied properties. Wickliffe Lewis questioned the current homeowner support initiatives, with Brown referencing the Village's Home Repair and Accessibility Program, albeit with limited capacity. Price asked the number of vacant lots in Eastgate, a detail Brown could not confirm at the moment.

A significant concern was raised by Price regarding the Cook County Forest Preserve's involvement, particularly the clearance of undergrowth along 26th Street. He suggested that before finalizing any Eastgate Redevelopment Plan, the Village and the Planning and Zoning Commission should actively engage with the Forest Preserve. In response, Brown acknowledged this necessity, noting ongoing Village-supported engineering projects along the 26th Street right-of-way.

Price made a motion to make it a priority to pushing the Cook County Forest Preserve to continue with the opening the Forest Preserve as they did with the one in Chicago Heights. It was seconded by Burton-Prete. All in favor. The motion was approved.

b. Meeting Recording & Minutes Preparation Plan

During the meeting, Brown proposed to the Commission the consideration of adopting a format for abridged meeting minutes, supplemented by recorded meetings. These recordings would be stored and made accessible on the Village's website. He explained that the revised minute's format would mirror that of the Board of Trustees, focusing on key actions taken for each agenda item, but with less detail than traditionally seen in previous Planning and Zoning Commission minutes.

Commissioner Burton-Prete inquired about the current practices of the Village Board regarding minute-taking. Brown clarified that their meetings are not only recorded and broadcasted but also documented in a condensed written form.

Further discussing the matter, Brown highlighted that in other communities, excessively detailed minutes have led to residents confronting commissioners based on the recorded actions. He suggested that providing audio recordings would offer comprehensive detail, serving as a resource for residents seeking more information beyond what is captured in the abridged written minutes.

A motion was made by Price for the Planning and Zoning Commission to use abridge minutes for all meetings except for public hearings with a recording of all meetings available to everyone online. Hutchins seconded the motion. All in favor. The motion was approved.

Old Business:

a. Short Term Rental Discussion

Brown provided a succinct overview of the recent joint meeting between the Economic Development Advisory Group (EDAG) and the Planning and Zoning Commission. He briefed the members who were absent about the key discussions held during the meeting, particularly emphasizing the dialogue on the regulation and management of short-term rentals.

Brown underscored the necessity for additional guidance and policy development from the EDAG in this area and stressed the significance of synchronizing short-term rental policies with the village's overarching economic and housing objectives. He also mentioned that a major focus of the meeting was finding equilibrium between regulatory frameworks and the expansion of short-term rentals.

Communications:

- a. Member Communications:** Brooks inquired about the progress of the 44-unit development for individuals aged 55 and older near Village Hall, seeking updates on the groundbreaking timeline. Brown informed that the IFF development is targeting specific demographics, including veterans and people with disabilities. He reported that the building permit application has been submitted, with the closing and financing tentatively scheduled for early next year, and groundbreaking anticipated in March 2023. Price followed up, emphasizing the importance of staff contacting the Forest Preserve for an update, in line with the previously passed motion.
- b. Trustee Comments:** None
- c. Staff Communications:** Brown stated that they are currently working with Cook County on an environmental assessment for Blackhawk Tower Plaza and 3250 Lincoln Highway. Brown also discussed the environmental remediation options for Norwood, considering the outdated No Further Remediation (NFR) letter. Brown stated the next scheduled meeting is scheduled for November 14th.

Adjournment: A motion to adjourn was made by Burton-Prete and seconded by Hutchins. All in favor. The meeting adjourned at 9:02 pm.

PLANNING AND ZONING COMMISSION MEMORANDUM

TO: Planning and Zoning Commission

FROM: Andrew Brown, AICP
Assistant Director of Economic Development and Planning

DATE: November 28, 2023

RE: NEW BUSINESS – Planning & Zoning Commission Meeting of December 12, 2023,
Public Hearing to consider a Request for a Special Use Permit in C-2, Mixed-Use
Commercial Zoning District to permit Multi-Family at 350 Main Street

Application for Special Use Permit

A request has been submitted by Marvin Wells, Robbins Development, LLC (applicant) for a Special Use Permit in C-2, Mixed-Use Commercial Zoning District to permit a multi-family dwelling at 350 Main Street (also known as “the property”). Multi-family dwelling is defined in the Unified Development Ordinance (UDO) in the following manner:

Multi-Family Dwelling: A building that contains three or more dwelling units where each unit has an individual entrance to a common stairway, hallway, or to the outdoors. “Multi-Family Dwelling” does not include “Rowhouse Dwelling” or “Two-Family Dwelling.”

The application also included the following exhibits:

- Exhibit A – Preliminary Site and Utility Plan, Sheet 1 of 2
- Exhibit B – Preliminary Grading Plan, Sheet 2 of 2
- Exhibit C – Special Use Permit Application

Process for Consideration of a Special Use Permit

As required by the UDO, notice of this public hearing was published in the *Daily Southtown Newspaper* on November 26, 2023. In addition, notice of the public hearing was sent to all property owners - 31 in total - within 250 feet of the property via United States Postal Service, and a sign noting the date, time, and purpose of the public hearing was posted along Liberty Drive, Cunningham Drive, and Main Street frontages of the property on November 21, 2023. As of the date of this memorandum, no public comment has been received regarding this application. Any additional comments received prior to the Public Hearing will be reported at the Planning and Zoning Commission (PZC) meeting.

Table III-2.A. (Use Table) of the UDO specifies the permitted and special uses permitted in each zoning district. The Use Table notes Multi-Family Dwelling as a Special Use in the C-2, Mixed-Use Zoning District. Therefore, Multi-Family Dwelling requires a Special Use Permit. There are no Use Standards for Multi-Family Dwelling. In describing the process for approval of special uses, Article VIII-3.C. notes that "the purpose of this special use application is to provide for uses that may have a special, unique, or unusual impact on the use of neighboring property". This Article of the UDO also emphasizes that "each proposed special use shall be evaluated on an individual basis with regard to the applicable standards of this Ordinance to determine whether approval of the special use is appropriate at the particular location in the manner proposed".

The PZC is required to hold a public hearing on all requests for Special Use Permits and to make its recommendation to the Board of Trustees. The required standards for Special Use Permits are noted below, and a worksheet has been attached to assist the PZC in drafting its findings related to the requested Special Use. If the PZC recommends approval of the requested Special Use, it may include "conditions upon the establishment, location, construction, maintenance, and operation of the special use as deemed necessary to protect the public interest". In addition, the PZC may require guarantees from the applicant to assure compliance with the stipulated conditions of approval. The PZC must make specific written findings "based on each of the standards".

- a) The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.
- b) The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.
- c) The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.
- d) The proposed special use will be provided with adequate utilities, access roads, drainage, and/or other necessary facilities.
- e) The proposed special use 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.

As evidenced by the required standards for Special Use Permits, when evaluating each request for a Special Use, the PZC and Board of Trustees should consider such issues as on-site parking and loading facilities, vehicular and pedestrian access, proper protection of adjacent properties, and other site development issues. In addition, the PZC and Board should consider the compatibility of the proposed use and its location with the purpose of the zoning district in which it is located.

Applicant's Proposal and Consistency with Special Use Application Requirements

Applicant's Proposal

The applicant, Robbins Development, LLC, proposes to purchase approximately .92 acres of property from the Village of Park Forest, generally located at the northwest corner of Cunningham Drive and Main Street. The applicant has had several pre-application consultations with Village Staff to receive feedback on design elements of the site and understand Village zoning processes.

The development will include two (2) three-story, eight (8) unit apartment buildings totaling 16 apartments located on a total combined parcel of just under one (1) acre in size. The total combined parcel includes the parking lot parcel and the proposed development. A site plan for the development is included in the Exhibit A.

The site proposed for acquisition is located east of the Legacy Square subdivision, south of Liberty Drive, west of Cunningham Drive, and north of Main Street.

The main access to the site would be from Main Street and Liberty Drive. No new parking lots would be required and the development would utilize the existing lot as the parking lot for the development.

On-Site Parking and Loading Facilities

The site plan submitted with the Special Use Permit application included a total of 50 off-street parking spaces and bicycle parking. However, a loading facility/space was not included in the site plan.

Off-Street Parking

The site plan submitted with the application included 50 off-street parking spaces, which included the four (4) ADA Accessible parking spaces. The state requirement for this number of spaces is two (2) and therefore this development would exceed the state requirement by two (2) spaces.

The UDO would require a minimum of 16 parking spaces and one (1) ADA accessible parking space. The site plan exceeds the required spaces by 34 spaces and three (3) ADA accessible parking spaces.

The final determination of required parking spaces will be established when the full site plan is submitted for review and approval consistent with Article VIII-3.B. (Zoning Application/Site Plan Review).

Long-Term Bicycle Parking

The site plan submitted with the application did not include any long-term bicycle parking/storage locations. This does not comply with the UDO requirement for one long-term bike parking/storage for each multi-family unit. Changes to the final site plan should be made consistent with the requirements of the UDO or a Major Variation will be required for any long-term bicycle parking that is lower than the 16 spaces.

Short-Term Bicycle Parking

The site plan submitted with the application provided 16 short-term bicycle parking locations. This amount complies with the UDO requirement of one parking location per 20 dwelling units.

Off-Street Loading Space

The site plan submitted with the application did not include at least one off-street loading space that is 10 feet by 25 feet. The UDO requires at least one loading facility for a multi-family development that exceeds 20,000 square feet or more. This multi-family development would exceed 20,000 square feet. A change from the prescribed off-street loading space requirement and dimensions in the UDO would require a Major Variation if the site plan cannot be amended to comply with UDO requirements.

Vehicular and Pedestrian Access

Vehicular Access

Vehicular access around and near the property should not change significantly. The parcel that is being proposed for development was previously used for commercial uses. The intensity of this land use compared to multi-family residential could see about the same intensity of land use and related vehicle use, however, the vehicle use would occur at different times.

Typically commercial land uses will have higher vehicle use and parking usage during the day and evening on weekdays and weeknights. Typically residential land uses will have their highest vehicle use and parking usage during the night and evenings during the weekday and weekend. The major difference will be the difference in daytime usage between a commercial and residential land use. However, the

There may be an increase in usage of Liberty Drive from its current use which is an empty lot and parking lot that is used for village events and cannot be utilized for overnight parking. However, the planned use for Liberty Drive to connect to a commercial parking lot/land use and the intensity of the vehicle and parking use would remain very close to that with the proposed residential development.

Notably, no DownTown parking is allowed unless the vehicle owner has a valid permit through an organization that has a current parking agreement with the Village of Park Forest. This will continue to be enforced along Cunningham Drive and no parking spaces in front of the proposed development are currently being considered for overnight parking for tenants.

As a part of the current purchase and sales agreement, the Village would maintain a public easement on the west side of the parking lot for Village events.

Pedestrian Access

Pedestrian access adjacent to the property would improve with the development constructed as proposed. The site plan submitted with the application includes the construction of a sidewalk along the west side of property that is proposed for development. Currently, this sidewalk does not exist and such an improvement would enhance pedestrian accessibility to DownTown and for the residents who would live at the property. There is also a proposed mid-parcel sidewalk that would provide access to Cunningham Drive and to the two multi-family buildings.

Means for the Protection of Abutting Properties

The proposed development would occur on a parcel that does not directly abut any other property owners other right-of-way. The current parking lot would remain a parking lot for the development. This parking lot abuts the Legacy Square subdivision and townhomes beginning at 360 Main Street. A landscape plan has not been submitted at this time, however, the final site plan must conform to the landscape requirements set forth in the Unified Development Ordinance.

Other Site Development Matters

Utility Easement

As noted in the site plan submitted with the application, there is a Village sewer line that transects the northern part of the property from east to west. Through discussion with the Village Department of Public Works and the applicant, a proposed 20 foot wide utility easement is illustrated to incorporate into the site plan and can be views on sheet one of two of the site plan. The easement would mitigate any future costs to the property should maintenance or improvements need to be made to the sewer line. This easement would be included in the development agreement to help ensure the pipe is accessible for maintenance and that the maintenance would not impede buildings structural integrity in anyway.

Street Frontage

Including this utility easement limits the developments ability to meet the required street frontage requirement of 95% in a C-2 zoning district. Currently, the development has a street frontage of approximately 79 percent. Given the current site plan, the Board of Trustees would need to approve a Major Variation for the development to be approved as it is currently proposed.

Fire Protection

Following a review by the Park Forest Fire Department, it has been determined that an extra fire hydrant is necessary in the northwest corner of the development. This addition will ensure adequate fire pressure and enhance fire safety in the area.

Recommended Conditions of Approval

Staff recommends that if the PZC recommends approval of the requested Special Use Permit, the following items should be made conditions of the recommendation:

- The property must be constructed in compliance with all building code, fire code, code enforcement, UDO, and health codes related to the specific occupancy, and it will be maintained in compliance with these codes as long as the business is in operation.
- The applicant must submit a major zoning variation for street frontage reduction to the Planning and Zoning Committee for recommendation to the Board of Trustees.
- The applicant must revise the site plan to include long-term bicycle parking or submit a Major Variation application seeking exemption from the long-term bicycle storage requirement in the Unified Development Ordinance.
- The applicant must revise the site plan to include a fire hydrant in the northwest part of the parcel to be developed.
- A 20-foot utility easement will be included in the development agreement to ensure the development is not compromised with future maintenance required on the storm sewer running beneath the parcel.
- The applicant must revise the site plan to include a loading facility/space or submit a Major Variation application to exempt the development from the Unified Development Ordinance's loading facility requirement.
- Landscaping must be designed to conform to the Village's landscaping standards established by Article VI of the Unified Development Ordinance.
- Exterior lighting must conform to the Village's standards for outdoor lighting established by Article VI-8 of the Unified Development Ordinance.
- Exterior signage, if any, must comply with the Village's sign design standards as established by Article VII of the Unified Development Ordinance.

Planning and Zoning Commission Action

After conducting the public hearing, the Planning and Zoning Commission is asked to consider this request for a Special Use Permit to permit Multi-Family Dwelling at 350 Main Street and make a recommendation to the Board of Trustees.

STANDARDS FOR SPECIAL USE PERMITS

WORKSHEET

The Unified Development Ordinance requires that the Planning and Zoning Commission, Board of Trustees, and Zoning Administrator evaluate each request for based on a specific set of standards. This worksheet is provided to assist the Applicant and the Planning and Zoning Commission with drafting a response to each of the required standards for Special Use Permits that will be sent to the Board of Trustees with a recommendation on the requested Special Use Permit. The required standards are as follows:

1. *The proposed special use will not endanger the health, safety, comfort, convenience, and general welfare of the public.*

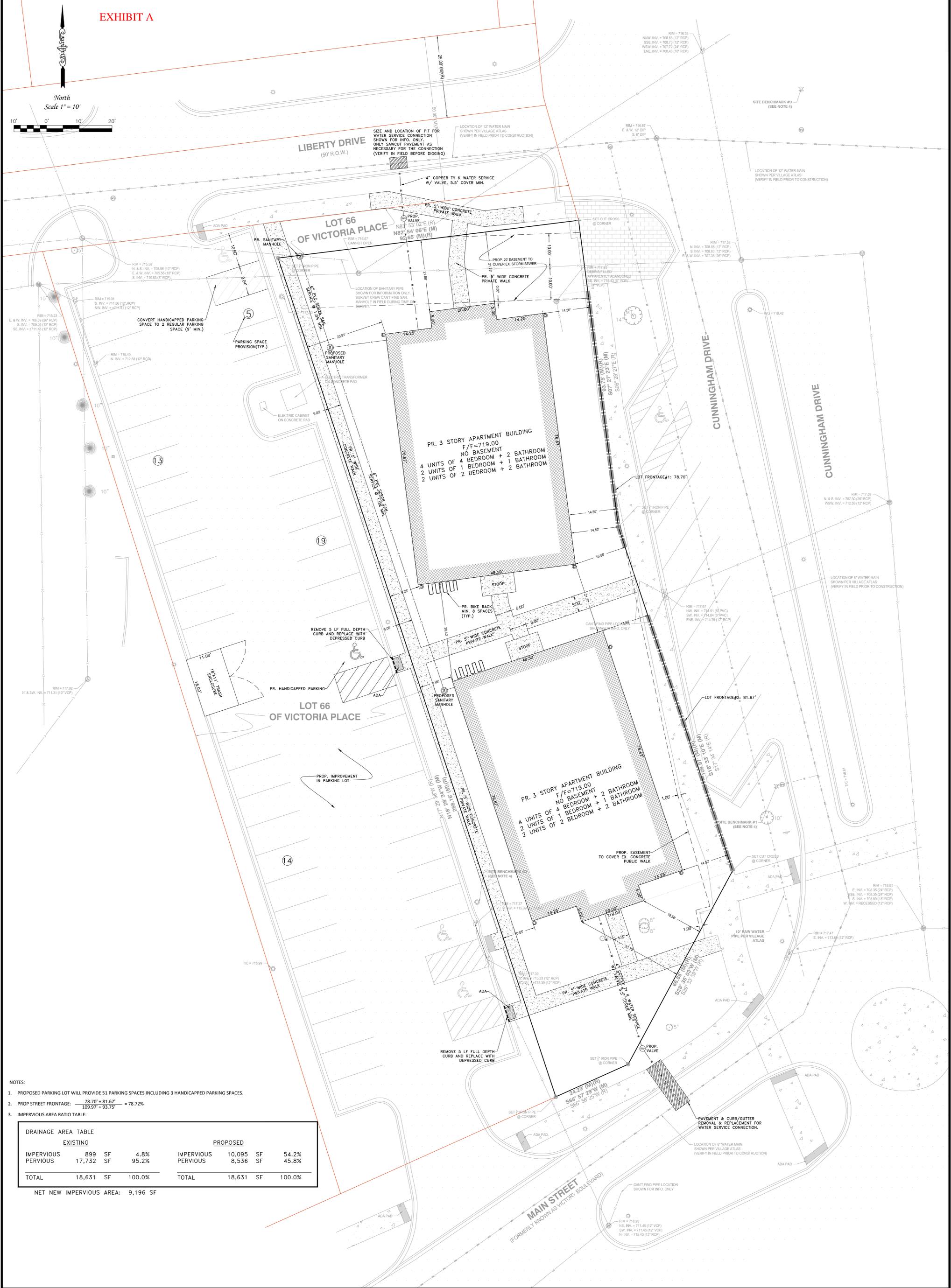
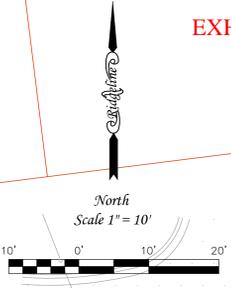
2. *The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.*

3. *The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.*

4. *The proposed special use will be provided with adequate utilities, access roads, drainage, and/or other necessary facilities.*

5. *The proposed special use is consistent with the intent of the elements of the Comprehensive Plan, the Unified Development Ordinance, and other land use policies of the Village.*

EXHIBIT A



- NOTES:
1. PROPOSED PARKING LOT WILL PROVIDE 51 PARKING SPACES INCLUDING 3 HANDICAPPED PARKING SPACES.
 2. PROP STREET FRONTAGE: $78.70' + 81.67' = 160.37'$ (SEE NOTE 4)
 3. IMPERVIOUS AREA RATIO TABLE:

DRAINAGE AREA TABLE					
EXISTING			PROPOSED		
IMPERVIOUS	899 SF	4.8%	IMPERVIOUS	10,095 SF	54.2%
PERVIOUS	17,732 SF	95.2%	PERVIOUS	8,536 SF	45.8%
TOTAL	18,631 SF	100.0%	TOTAL	18,631 SF	100.0%

NET NEW IMPERVIOUS AREA: 9,196 SF

PRELIMINARY SITE AND UTILITY PLAN

350 MAIN STREET

PARK FOREST, ILLINOIS

DATE: 10/06/22
 REVISION: REVISE GEOMETRY PER PRE-APPLICATION MEETING WITH VILLAGE

DATE	REVISION	BY
10/06/22	REVISE GEOMETRY PER PRE-APPLICATION MEETING WITH VILLAGE	YL

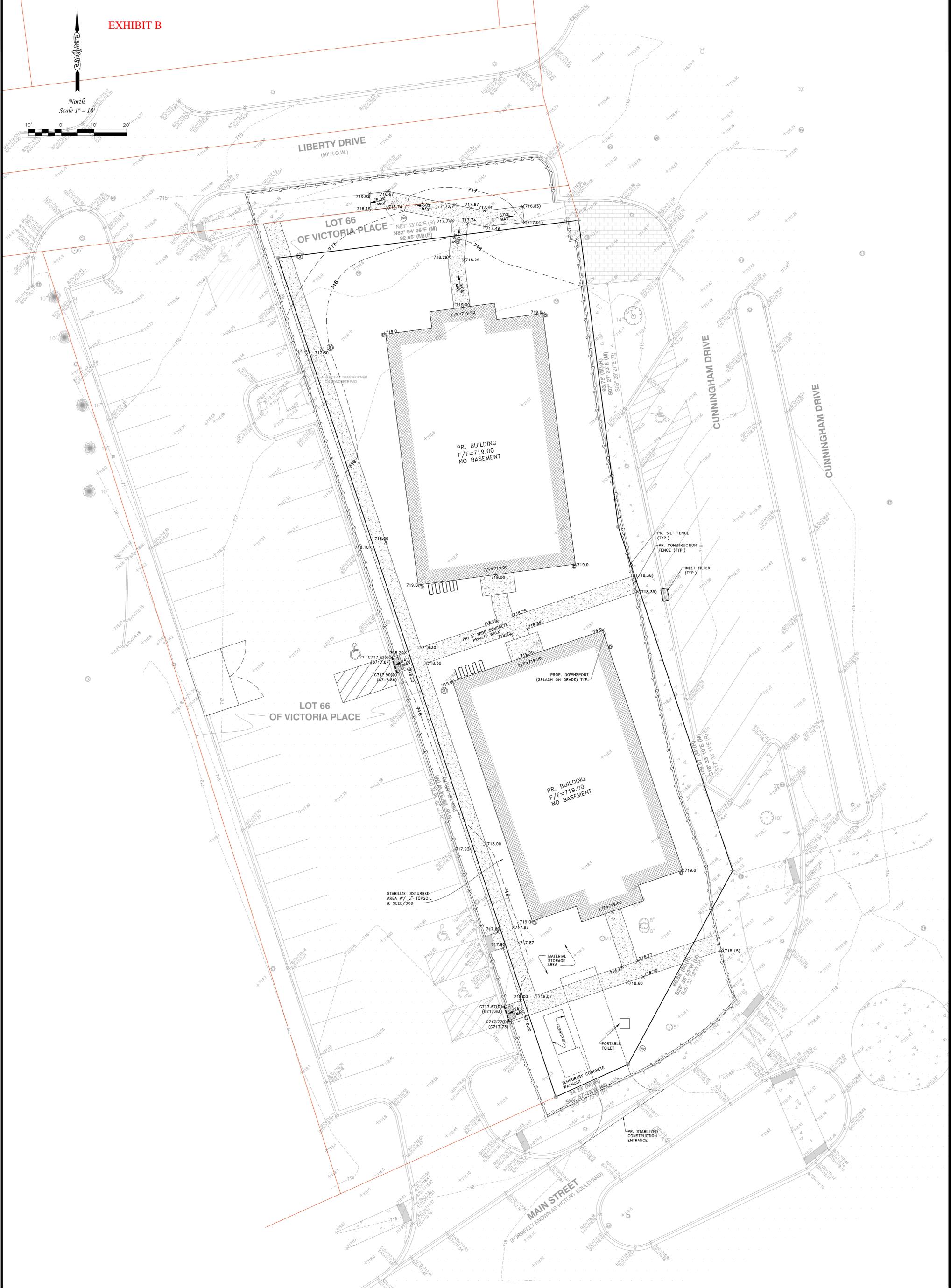
RIDGELINE CONSULTANTS, LLC

ILLINOIS PROFESSIONAL DESIGN FIRM: 184.004766
 1681 AUCUTT ROAD, MONTGOMERY, IL 60538
 Phone (630) 601-7327 • Fax (630) 701-1385



North

Scale 1" = 10'



2 OF 2
SHEET

PRELIMINARY GRADING PLAN
350 MAIN STREET
PARK FOREST, ILLINOIS

DATE	REVISION	BY
10/06/22	REVISE GEOMETRY PER PRE-APPLICATION MEETING WITH VILLAGE	YL

RIDGELINE CONSULTANTS, LLC
ILLINOIS PROFESSIONAL DESIGN FIRM: 184.004766
1681 AUCUTT ROAD, MONTGOMERY, IL 60538
Phone (630) 601-7927 · Fax (630) 701-1385

EXHIBIT C

Date of Submittal: October 27, 2023

VILLAGE OF PARK FOREST, ILLINOIS
APPLICATION FOR A
Special Use Permit
(2 copies of application and all attachments to be submitted)

A. PROJECT IDENTIFICATION (Please type or print)

Applicant Name: Robbins Development, LLC **Title:** Manager

Company Name: Robbins Development, LLC

Address: 17043 Annetta Avenue, Hazel Crest, IL 60429
Street **City** **State** **Zip**
31-36-203-001-0000

Phone Number: (708) 566-5334 **Property Interest of Applicant** 31-36-203-016-0000

Applicant's Signature: _____ **E-Mail Address:** marvin.wells28@yahoo.com

Property Owner (as of date of Application): Robbins Development, LLC

Property Owner Address: 350 Main Street, Park Forest, IL 60466
Street **City** **State** **Zip**

Phone Number: (708) 566-5334 **E-Mail Address:** marvin.wells28@yahoo.com

Property Owner's Signature (if other than Applicant, required to document authorization for Applicant to submit application):

By signing this application, the Applicant and Property Owner attest that all information contained in this application and all attachments is true and correct to the best of their knowledge and belief. The Applicant and Property Owner agree to be present in person or by representation when this application is heard before the Planning and Zoning Commission and Board of Trustees.

Subject Property Address: *See Attached*
(Attach legal description): _____

Permanent Index Number (P.I.N.): 31-36-203-001-0000, 31-36-203-016-0000

Lot Size: **Width:** 158.5' **Depth:** 297.5' **Total Area:** 40,850 Square Feet

Present Use: Parking Lot/Vacant Land **Present Zoning:** Commercial, C-2

Proposed Use: Multi-Family

Current Use of Surrounding Properties:

North: Residential _____

East: Commercial _____

South: Commercial _____

West: Residential _____

B. FILING FEE - \$100.00

Amount Received: \$100.00 _____

Date Received: October 27, 2023 _____

C. REASON FOR REQUEST This should contain as much information as possible about the proposed special use of the property. The Planning and Zoning Commission will evaluate how the proposed use will impact surrounding properties. Therefore, they will be particularly interested in access to the site, parking, outdoor uses, and other such concerns. Attach additional pages and information as needed.

The property is currently zoned for Commercial. From our development experience, the property will best be suited for a Multi-Family Housing Development. Currently in the area, there's an over saturation of available commercial space. Constructing a Multiple Family Housing Development in that area will best serve the Village of Park Forest.

D. OTHER INFORMATION REQUIRED

Development Plan

Including at a minimum, on-site parking and loading facilities, vehicular and pedestrian access, means for the protection of abutting properties, and other such information as may be necessary to depict the development features of the property.

Date Received: October 27, 2023 _____

Current Plat of Survey

Date Received: October 27, 2023 _____

Proof of Ownership

This could include, for example, a deed or title policy.

Date Received: *Village owned Property* _____

Map of Subject Property and all properties within 250 feet (excluding rights-of-way)

Date Received: October 27, 2023 _____

List of all **property owners** (as recorded in the office of the recorder of deeds and as appears in the county tax records) within 250 feet of subject property (excluding rights-of-way), include name, mailing address, and parcel identification number (P.I.N.).

Date Received: October 27, 2023 _____

Agreement for Reimbursement of Professional Consulting Services, Fees, Costs and Expenses Agreement, if applicable, must be signed and required deposit submitted.

Amount Received: _____

Date Received: _____

The Village of Park Forest Unified Development Ordinance can be found in the Document tab of the Village web site – www.villageofparkforest.com. If you have questions, please feel free to call the Economic Development and Planning Department at 708/283-5617.

**STANDARDS FOR SPECIAL USE PERMITS
WORKSHEET**

The Unified Development Ordinance requires that the Planning and Zoning Commission, Board of Trustees, and Zoning Administrator evaluate each request for based on a specific set of standards. This worksheet is provided to assist the Applicant and the Planning and Zoning Commission with drafting a response to each of the required standards for Special Use Permits that will be sent to the Board of Trustees with a recommendation on the requested Special Use Permit. The required standards are as follows:

1. *The proposed special use will not endanger the health, safety, comfort, convenience, and general welfare of the public.*

See Attached Letter, Robbins Development, LLC

2. *The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.*

See Attached Letter, Robbins Development, LLC

3. *The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.*

See Attached Letter, Robbins Development, LLC

4. *The proposed special use will be provided with adequate utilities, access roads, drainage, and/or other necessary facilities.*

See Attached Letter Robbins Development, LLC

5. *The proposed special use is consistent with the intent of the elements of the Comprehensive Plan, the Unified Development Ordinance, and other land use policies of the Village.*

See Attached Letter Robbins Development, LLC



Robbins Development, LLC
17043 Annetta Avenue
Hazel Crest, IL 604299
Office: (708) 566-5334
Direct: (708) 574-5944

Village Of Park Forest
350 Victory Drive
Park Forest, IL 60466
Attn: Andrew J. Brown, Planner
Attn: Sandra Zoellner, Economic Development & Planning

October 27, 2023

To: Village Of Park Forest

Re: 350 Main Street, Park Forest, IL, (Special Use Application & Standards)

1. The proposed special use will not endanger the health, safety, comfort, convenience, and general welfare of the public.

The Proposed Special Use being granted to Robbins Development, LLC will brighten up a vacant C-2 irregular lot. This development will not endanger the health, safety, comfort, convenience, and the general welfare of the Citizens of Park Forest. All Utilities including storm water, street lighting, sewer, and water systems are already existing within the area of the development as situated on the Site Plan Provided by Robbins Development, LLC. The Proposed Apartment Buildings will also abide by the National Fire Code to provide automatic Sprinklers in all areas of the buildings. The sprinklers will provide safety for the tenants, and also preserve the structure of the building in the event of a fire. A Multi-Family Development at 350 Main Street will enable the residents to live, shop, and dine near the Village Green.

2. The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

The proposed special use of multi-family is very well compatible with the character of adjacent properties and other property within the immediate vicinity. The area to the West of the Development consists of Well built and maintained Townhomes. The areas to the southeast and southwest of the Development consist of a proposed rental community to be built in 2024 and the Park Forest Village Hall. The area to the east of the Development site consists of The Park Forest Commercial District. With the addition of the two buildings, providing 16 rental units, will enhance the

beautification of the area. The Downtown Master Plan Adopted June of 2023 supports a Development of Multi-Family without Commercial located at 350 Main Street.

3. The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

The Proposed Multi-Family Development located at 350 Main Street will not impede the normal and orderly development and improvements of the other properties within the vicinity. The previous commercial building that was demolished had an existing parking lot to the west of the development. The only changes that will happen with the Proposed Development will be the construction of two buildings. The proposed development will use the existing parking lot from the previous commercial development. This site was an excellent site for multi-family considering the vacancy rate of the existing commercial space within the Village of Park Forest.

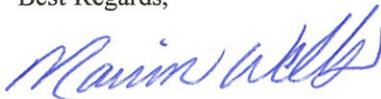
4. The proposed special use will be provided with adequate utilities, access roads, drainage, and/or other necessary facilities.

The Proposed Multi-Family Development will be constructed using all the Village of Park Forest's existing utilities in the area. The storm, sanitary, water, and street lighting utilities are all within the immediate vicinity of the property. This development situation is an ideal development situation for our company. We like to use all the existing utilities within an area when we're proposing new construction. The Village of Park Forest is a great place to develop due to the well-maintained existing utilities provided throughout the community.

5. The proposed special use is consistent with the intent of the elements of the comprehensive plan, the Unified Development Ordinance, and other land use policies of the Village.

The Comprehensive Plan adopted June of 2023 supports Multi-Family Development located at 350 Main Street, Park Forest. Also, The Unified Development Ordinance of C-2 allows for the construction or use of multi-family housing with a special use. The Development of Multi-Family housing located at 350 Main Street, will best suit the Village and the Developer. Constructing more apartments will provide more units to the existing housing stock of the village, entertain different demographics, and also provide more disposable income for people to spend in the Village of Park Forest.

Best Regards,



Marvin L. Wells

Manager

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

LOT 3 IN DOWNTOWN PARK FOREST UNIT 2 BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1998 AS DOCUMENT 98079382, VILLAGE OF PARK FOREST, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 66 IN VICTORIA PLACE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 25 AND THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF PARK FOREST, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST MOST CORNER OF SAID LOT 66 ON THE NORTHERLY LINE OF VICTORY BOULEVARD AS DEDICATED; THENCE SOUTH 66 DEGREES 56 MINUTES 25 SECONDS WEST 3.01 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 66 ON THE NORTHERLY LINE OF SAID VICTORY BOULEVARD; THENCE NORTH 17 DEGREES 29 MINUTES 33 SECONDS WEST 269.06 FEET; THENCE NORTH 83 DEGREES 53 MINUTES 02 SECONDS EAST 3.06 FEET TO THE EAST LINE OF SAID LOT 66; THENCE SOUTH 17 DEGREES 29 MINUTES 38 SECONDS EAST 268.16 FEET ALONG LAST SAID EAST LINE TO THE POINT OF BEGINNING.

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