

AGENDA
PARK FOREST PLANNING AND ZONING COMMISSION

Park Forest Village Hall
Board Room

7:00 P.M.

TUESDAY
February 10, 2026

1. Planning and Zoning Commission Call to Order
2. Review of Minutes
3. Petitions
 - a. Public Hearing – Consideration of a Zoning Map Amendment, Major Variation for Sign Area, Major Variation for Driveway Width, , Major Variation for Number of Parking Spaces, and Major Variation for Contiguous Parking Spaces without a Landscape Island: 23401 Western Ave, Park Forest, IL 60466, 2440 Old Western Ave, Park Forest, IL 60466 and PIN: 21-14-01-201-006-0000 - a vacant parcel adjacent South Western Avenue petitioned by Shamir Manhani, Lucky Brothers, LLC

Public Comment is limited to items that are on the agenda for discussion. Discussion on questions from the audience will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Planning and Zoning Commission business. All members of the public addressing the Planning and Zoning Commission shall maintain proper decorum and refrain from making disrespectful remarks or comments relating to individuals. Speakers shall use every attempt to not be repetitive of points that have been made by others. The Planning and Zoning Commission may refer any matter of public comment to the Village Manager, Village staff or an appropriate agency for review.
4. Audience to Visitors
5. New Business
6. Old Business
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.



AGENDA ITEM 3.A.

Consideration of a Zoning Map Amendment to C-3 Corridor Commercial and Major Variations to the Off-Street Parking and Loading Code, Landscape Standards, and Sign Code, located at 23401 Western Ave, Park Forest, IL 60466, 2440 Old Western Ave, Park Forest, IL 60466, and PIN: 21-14-01-201-006-0000 - a vacant parcel adjacent South Western Avenue.

STAFF RECOMMENDATION

Staff recommends approval of all petitions with conditions. See recommended motion for those conditions.

RECOMMENDED MOTION

The Planning and Zoning Commission moves to make a positive recommendation to the Board of Trustees for approval of the Zoning Map Amendment and Major Variations to the Off-Street Parking and Loading Code, Landscape Standards, and Sign Codes, subject to the following conditions:

1. The development shall provide a buffer yard along the eastern property line adjacent to residential uses.
2. All required buffer yards and landscaping shall be installed and maintained in full compliance with Article VI (Landscape Standards) of the Unified Development Ordinance, subject to staff review and approval with the final landscape plan.
3. If the Planning and Zoning Commission recommends approval of the reduction in required parking landscape islands, the petitioner shall install additional vegetation elsewhere on the site, including shade trees, to promote environmental benefits, heat island mitigation, and visual relief, as determined by the Commission and subject to staff approval.

SUMMARY

Lucky Brothers, LLC, is the owner of 23401 Western Ave and 2440 Old Western Ave, Park Forest, IL 60466. The development area includes three parcels – one owned by the Village of Park Forest – which when combined, are 2.3 acres southeast of the intersection of Steger Road and Western Avenue. Both parcels owned by Lucky Brothers, LLC are currently in unincorporated Will County and are proposed to be annexed into the Village of Park Forest.

The developer plans to build a gas station and convenience store, which includes seven pumps and a 4,476 square foot convenience store. The project requires annexation into the Village of Park Forest, rezoning of all three properties, approval of four Major Variations, as well as approval of an Annexation and Development Agreement.

FILE ATTACHMENTS

1. Staff Report
2. Exhibit A – Site Plan, Signage, and Landscaping Documents
3. Exhibit B – Survey, Infrastructure, and Stormwater Plans
4. Exhibit C – Zoning Map Amendment Application
5. Exhibit D - Petitioner Response to Zoning Map Amendment Standards
6. Exhibit E - Major Variation Application

7. Exhibit F - Petitioner Response to Major Variation Standards
8. Exhibit G - Signed Annexation Petition
9. Exhibit H – Copy of Deeds
10. Exhibit I - Plat of Annexation
11. Exhibit J – DRAFT - Annexation and Development Agreement
12. Exhibit K - Application Invoice and Receipt of Paid Fee
13. Exhibit L - Public Notice Documentation



Meeting Date: February 10, 2026

Subject Property Location: 23401 Western Ave, Park Forest, IL 60466
2440 Old Western Ave, Park Forest, IL 60466
and PIN: 21-14-01-201-006-0000 - a vacant parcel adjacent South Western Avenue

Petitioner: Shamir Manhani, Owner, Lucky Brothers, LLC

Prepared By: Andrew Brown, Assistant Director of Economic Development and Planning

Request: The petitioner seeks approval of a Zoning Map Amendment to C-3 Corridor Commercial and Variations to the Off-Street Parking and Loading Code, Landscape Standards, and Signs Codes

Existing Land Use and Zoning: The development site features two single family homes zoned as R-2 Residential in unincorporated Will County and a vacant parcel owned by the Village of Park Forest zoned as R-1, Single Family Residence District.

Comprehensive Plan: The 2008 Strategic Plan for Land Use and Economic Development does not identify this area with future land uses or zoning designations. Annexation and development of this corner would support and facilitate annexation and development outlined in the 2008 Strategic Plan for Land Use and Economic Development.

PROJECT BACKGROUND

The petitioner, Lucky Brothers, Inc., is proposing the development of a new gas station with a 4,476 square foot convenience store and a seven-dispenser fuel canopy on approximately 2.3 acres of land located at the southeast corner of Steger Road and Western Avenue.

The subject property, shown in Figure 1, includes two subject properties in unincorporated Will County zoned R-2 (Residential-Single-family) and a third property within the Village of Park Forest zoned R-1, Single Family Residence District. The petitioner owns the two properties in unincorporated Will County and the Village of Park Forest owns the third property zoned R-1 within the Village jurisdiction. The Village owned property would need to be acquired by the petitioner through a purchase and sales agreement that is subject to Village Board approval.



Figure 1. Subject Area Highlighted in Red for Gas Station and Convenience Store

The petitioner intends to annex the two unincorporated properties into the Village of Park Forest and requests a Zoning Map Amendment that shall become effective only upon approval and execution of the Annexation Petition and Annexation and Development Agreement.

All three parcels in the subject area are presently vacant and underutilized, despite being located at a major intersection that experiences significant vehicular traffic. The intersection of Steger Road and Western Avenue has been identified by staff as a challenging and potentially hazardous corner due to its geometry, traffic volumes, and lack of coordinated development over time. Redevelopment of this corner with active commercial use is anticipated to improve safety through upgraded access design to Old Western Avenue, lighting, defined circulation patterns, and increased visibility.

The proposed development represents a continuation of commercial land use patterns along Steger Road and Western Avenue and supports the Village's economic development goals by adding taxable commercial property, providing gas station, convenience, and food services to residents and motorists in the Villages southeast portion, and formally incorporating the property into the Village's jurisdiction.

The development will require rezoning of the entire subject area, approval of an Annexation and Development Agreement, annexation of two properties currently in Unincorporated Will County, and the following Major Variations from the Unified Development Ordinance (UDO):

- (1) Article VII-4.B.8.c. Pole Sign Size: Petitioner is requesting an increase from the maximum area of a pole sign from 48 square feet to 72 square feet.
- (2) Table V-9.A. Maximum Driveway Width: The UDO permits driveways to a maximum of 30 feet at the lot line for developments with commercial uses. Applicant is seeking to increase this width to 36 feet.
- (3) Article V-2.A.4. Number of Parking Spaces: Applicant is seeking 21 parking spaces. The UDO permits a maximum of 15 spaces based on this type of development.

- (4) Article VI-5.D.2.a, Spacing Requirements: Petitioner is requesting an increase in the number of contiguous parking spaces without a landscape island. Petitioner is requesting 21 contiguous parking spaces without a landscape island.

Below is a summary of the project and a staff analysis and recommendation on the petitioner’s requests.

PLANNING AND ZONING ANALYSIS

Plan Overview

The proposal includes construction of a modern gas station and convenience store with associated parking, landscaping, signage, lighting, and stormwater infrastructure. The site plan shows multiple access points from Steger Road and Western Avenue, a clearly defined fueling area beneath a canopy, a trash enclosure, future EV charging stalls, bicycle parking, and two pole signs – one near the Steger Road entrance and one near the Western Avenue Entrance near the intersection.

The overall site layout reflects a typical suburban fuel station design but has been adapted to accommodate the unique conditions of corner properties making up the development at a high-volume intersection.



Figure 2. Site Plan for Quick Run Gas Station

Land Use & Zoning

The proposed plan generally aligns with the vision of the 2008 Strategic Plan for Land Use and Economic Development. The plan does not explicitly designate this area as part of the ‘Potential Extent of Annexation’ as displayed in Figure 2, but would support the Vision and Planning Policies of this part of the Village’s Comprehensive Plan.

The current zoning for the subject area is R-2 Residential in Unincorporated Will County and R-1, Residential for the parcel located within the Village of Park Forest. All three parcels are adjacent to a large multifamily development zoned as R-3, Traditional Multi-Family Zoning District.

Although the properties are currently zoned residential in unincorporated Will County and in Park Forest, staff finds that residential zoning is no longer appropriate for this location given:

- (1) The parcel’s location at a major arterial intersection;
- (2) The surrounding pattern of existing and planned commercial development; and
- (3) The Village’s long-range interest in annexation along Western Avenue in Will County.

The proposed C-3, Corridor Commercial Zoning District permits gas stations and retail goods establishment subject to compliance with UDO standards. The C-3 Zoning District is intended to “accommodate auto-oriented commercial development, primarily along Western Avenue, that serves the Village and surrounding communities” (UDO, p. 14).

The Village’s UDO permits gas stations only to corner lots, a standard that is met by the subject property. Staff finds that the proposed zoning is consistent with the intent and purpose of the C-3 District, represents a logical extension of the Village’s commercial zoning pattern, and conforms to standards in the UDO. Where the proposed C-3 rezoning would be adjacent current R-2, Residential Zoning in Unincorporated Will County, the Village’s UDO requirement for buffer yards would require compliance.

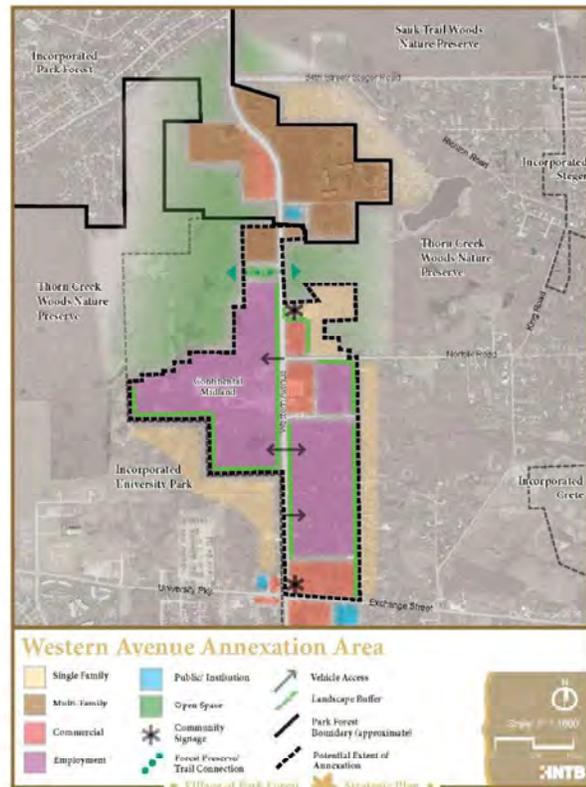


Figure 3. Western Avenue Annexation Area

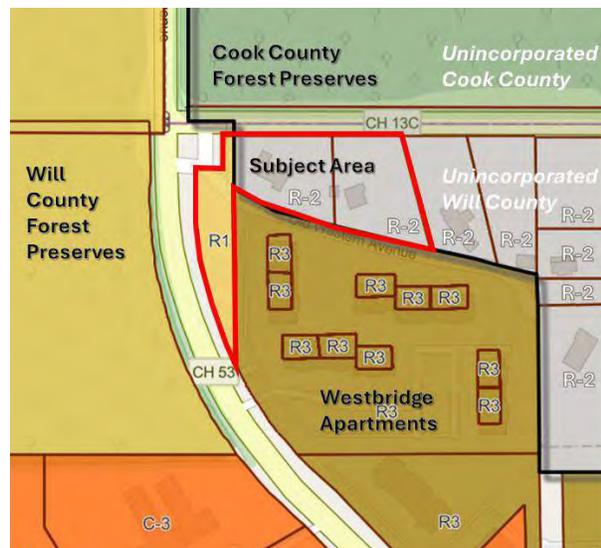


Figure 4. Subject Property with Surrounding Zoning

Site Design & Access

Access to the development is proposed from the north off Steger Road and from the west off Western Avenue. The development includes a redevelopment of the access of Old Western Avenue at the intersection of Steger Road and Western Avenue. As Park Forest Public Safety departments have responded to calls for service down Old Western Avenue - a private road - they have relayed that an improvement of this intersection would be an improvement for traffic safety and public safety vehicles alike. Due to the properties that reside down Old Western Avenue, Staff will require access easements from the developer for the property owners use of Old Western Avenue.

Because the Village of Park Forest does not maintain the right-of-way authority on either Steger Road or Western Avenue, this access must be granted by the Department of Transportation from both Cook County (Steger Road Access) and Will County (Western Avenue Access). These permits will be a requirement in the Annexation and Development Agreement. Staff would recommend the development continue if no agreement can be reached for access from Western Avenue under the authority of the Will County Department of Transportation but Cook County Department of Transportation permits the entrance on Steger Road. If access is permitted off Steger Road but not Western Avenue, a new site plan would need to be approved by the Village prior to development. Staff also recommends that the Village does not enter into the Annexation and Development Agreement prior to a permit or written statement from Will County or Cook County DOT stating that access will be granted off Steger Road.

Sidewalks are planned for installation along Western Avenue which would provide access to Pace Bus Route 367 riders and connect residents from the nearby Westbridge Apartments to Sauk Trail Woods. The site includes planned bike storage for visitors who may be utilizing the multi-use paths in Sauk Trail Woods to the north, which connects to the Old Plank Trail.

The site plan proposes multiple driveways designed to accommodate passenger vehicles, fuel delivery trucks, emergency vehicles, and fuel and convenience users. Building placement and canopy orientation provide clear sightlines throughout the site. The convenience store is centrally located with direct pedestrian access from parking areas, fueling positions, and the multifamily residential development located behind the convenience store.

Staff notes that the corner configuration allows for internal circulation that minimizes conflict between entering, exiting, and fueling vehicles. The inclusion of defined pedestrian walkways from parking areas to the store entrance is a positive feature, though staff recommend additional landscaping if certain parking-related variations are approved.

Zoning Map Amendment and Development Major Variations

The developer has applied for a Zoning Map Amendment and four Major Variations for their development.

Zoning Map Amendment

The Zoning Map Amendment requested by the petitioner is to change the proposed two parcels currently in Unincorporated Will County and zoned R-2 Residential, to Village of Park Forest, C-3, Commercial Corridor, upon the successful annexation into the Village. The application also requests the property currently zoned R-1 within the Village of Park Forest to be zoned C-3 to be in alignment with the rest of the development.

Development Ordinance Variations

Given the configuration of the subject area, type of business, topography, and access issues presented with Old Western Avenue, the petitioner has requested four Major Variations typical of gas station

developments that include an increase in pole sign area, increase in maximum driveway width, increase in the total number of parking spaces, and reduction in parking islands. In Table 1, the UDO section, standard, and petitioner request are displayed.

Table 1. Major Variation Requests

Unified Development Ordinance Section	UDO Standard	Petitioner Request
Pole Sign Area Size	48 square feet	72 square feet
Maximum Driveway Width	30 feet at the lot line	36 feet at the lot line along Steger Road
Total Number of Parking Spaces	Maximum 15 spaces based on this type of development	21 parking spaces
Parking Island Requirement	Based on 21 spaces requested above at least two islands would be required as the UDO requires a parking island every eight parking spaces	Zero parking islands

Traffic, Vehicular Access & Parking

While a Traffic Impact Study was not required by the Village of Park Forest, Staff believe that the traffic demand will not increase dramatically due to the sites presence and will typically be visited by users who are already travelling past the location. However, given the convenience and retail aspect of the development, there may be an increase in traffic to this site. Despite the increase demand to the site, Staff believe the adjacent roadways – Steger Road and Western Avenue – will meet the needs of this increased demand.

More importantly, despite the increased demand, Staff believe the reconciling of the awkward intersection at Steger Road, Western Avenue, and Old Western Avenue will create a much safer intersection with a clearer site triangle. Additionally, Staff think that the right in and right out on Western Avenue will provide development users and other travelers safe ingress and egress from the site. The same is believed to be true for the entrance and exit on Steger Road.

If every parking space and pump were in use at this station, a total of 35 vehicles and at least 35 people could be using the gas station and/or convenience store at any given time. Staff believe that the site configuration would allow for safe navigation of the interior of the site and easy transitions back to Western Avenue and Steger Road.

Pedestrian Connectivity

The Site Plan for the development improves pedestrian connectivity in the area along Western Avenue and provides interior connections to the convenience store. This improvement would especially benefit the nearby Westbridge Apartments, users of the Cook County Forest Preserves Thorn Creek Trail System Paved Purple path that leads to the northeast corner of the intersection at Steger Road and Western Avenue, and residents of the properties on Old Western Avenue. This Pave Purple Path links to other routes within Sauk Trail Woods, the Village of Park Forest’s Bicycle Paths, and the Old Plank Trail which is a 22-mile long paved rail-trail that connects the Illinois towns of Joliet, New Lenox, Frankfort, Matteson, Richton Park, Park Forest, and Chicago Heights.

In addition to pedestrian connectivity, this site also provides for temporary storage of bicycles, which could be an amenity for bike users on the Thorn Creek Trail System or Old Plank Trail System.

Elevations

The proposed convenience store is a single-story commercial building designed with a clean, contemporary architectural style that is typical of newer neighborhood-scale retail and fuel station developments. The building massing is low and horizontal, which helps minimize its visual impact and keeps the structure in scale with surrounding residential single-family homes and three-story apartment buildings near Steger Road and Western Avenue.

The elevations show a consistent material palette on all sides of the building, avoiding a “front-only” design. The primary exterior material is brick masonry at the base, which provides durability and visual weight at the pedestrian level and helps the building feel grounded on the site. Above the brick base, metal panel accents and smooth wall surfaces are used to break up the façade and add visual interest without appearing overly ornate or out of character.

Architectural articulation is achieved through changes in material, subtle offsets in the wall plane, and horizontal banding rather than excessive signage or decorative elements. This creates a cohesive appearance while maintaining a simple, functional form appropriate for the building’s use. Parapet walls are used to screen rooftop mechanical equipment from public view, helping maintain a clean roofline and reducing visual clutter when viewed from adjacent streets.

Windows and storefront glazing are placed to provide transparency along customer-facing elevations, contributing to an active appearance and improving visibility into the building. Building-mounted signage is integrated into the façade and scaled to fit within the architectural framework, rather than dominating it.

Overall, the elevations reflect a modern commercial design that emphasizes durability, visual consistency, and compatibility with the surrounding corridor. The use of masonry materials, controlled building height, and balanced façade articulation helps ensure the building reads as a permanent, well-designed structure rather than a temporary or auto-oriented facility, which supports the intent of the zoning ordinance and the character of the area. Figure 5 displays the proposed front elevation.



1 FRONT ELEVATION (NORTH)

Figure 5. Proposed Front Elevation

Landscaping & Open Space

The preliminary landscape plan provides a comprehensive mix of trees, shrubs, ornamental grasses, and perennial plantings intended to soften the visual impact of the development and enhance the streetscape along Steger Road, Western Avenue, and Old Western Avenue. Plantings are distributed along street frontages, site perimeters, and within interior landscape areas to break up paved surfaces and frame views of the building and fuel canopy. A layered approach using canopy trees, understory trees, shrubs, and

groundcover helps provide year-round visual interest, shade, and buffering, while also supporting pedestrian comfort and corridor aesthetics. The proposed palette consists of hardy, regionally appropriate species suitable for an urban commercial environment. Notably, the landscape plan keeps the corner of Western Avenue and Steger Road clear of vegetation to increase the safety of that intersection.

Staff notes, however, that the landscape plan contains a significant omission in that the required landscape buffer between the development and the adjacent residential parcel to the east is not shown. This buffer will be required to be added and brought into full compliance with Village standards as part of the final engineering plan review. In addition, if the Planning and Zoning Commission supports the recommended condition, two additional shade trees would be required to offset the absence of two landscape islands, which would otherwise contribute to heat mitigation and stormwater management. These revisions would help ensure the final landscape plan better addresses buffering, environmental performance, and long-term site functionality. The plan will be submitted with final building permit plans.

Signage

The proposed signage plan includes a mix of building-mounted signs, canopy signage, and freestanding signage intended to provide site identification, wayfinding, and brand visibility along both Steger Road and Western Avenue. As shown in the signage key on page 6 of the attached plans in and also in Figure 6, most of the proposed signs - including wall signs, directional signs, and canopy-mounted signage - are consistent with the requirements of the Unified Development Ordinance (UDO) for the C-3, Corridor Commercial Zoning District. These signs are appropriately scaled to the building and site, are limited in number, and are integrated into the overall site and building design without overwhelming the streetscape.

SIGNAGE KEY	
A	MONUMENT SIGN; INTERNALLY ILLUMINATED ID SIGNS, 32 S.F. AND CHANGABLE TEXT DISPLAYS, 40 S.F. TOTAL S.F. 72 S.F. PER SIDE
B	C-STORE WALL SIGN; INTERNALLY ILLUMINATED, 50 SF, SEE BUILDING ELEVATIONS
C	TENANT WALL SIGN; INTERNALLY ILLUMINATED SIGN, 12 S.F., SEE BUILDING ELEVATIONS
D	TENANT WALL SIGN; INTERNALLY ILLUMINATED SIGN, 12 S.F., SEE BUILDING ELEVATIONS
E	AUTO CANOPY SIGN; INTERNALLY ILLUMINATED SIGN, 25 S.F., LOGO TO BE DETERMINED

Figure 6. Signage Key

The two freestanding signs located along Steger Road and Western Avenue are labeled as monument signs on the plans; however, due to their height and overall configuration, they are being evaluated by staff as pole signs rather than monument signs under the UDO. As proposed, the sign face area of these pole signs exceeds the maximum size permitted for pole signs in the C-3, Corridor Commercial Zoning District, and a Major Variation has therefore been submitted. Staff’s analysis of the Major Variation request for the increased pole sign area is provided in the “Standards” section of this staff report.

Engineering & Stormwater

The engineering and stormwater plans, shown in Figure 7 and 8, show that the site has been designed to provide acceptable grading, drainage, and utility coordination to support the proposed development while maintaining safe and functional site conditions. Finished grades appear to direct surface runoff away from the building, fueling areas, and pedestrian routes, ensuring positive drainage throughout the site. The

development is proposed to connect to existing stormwater infrastructure and Village water and sanitary sewer infrastructure.

All utility connections will be subject to review and approval by the Village and any other required agency as part of the final engineering and permitting process. Vehicle circulation areas, sidewalks, and accessible routes are graded to meet applicable slope and accessibility standards, and existing utilities are identified and protected or adjusted as necessary.

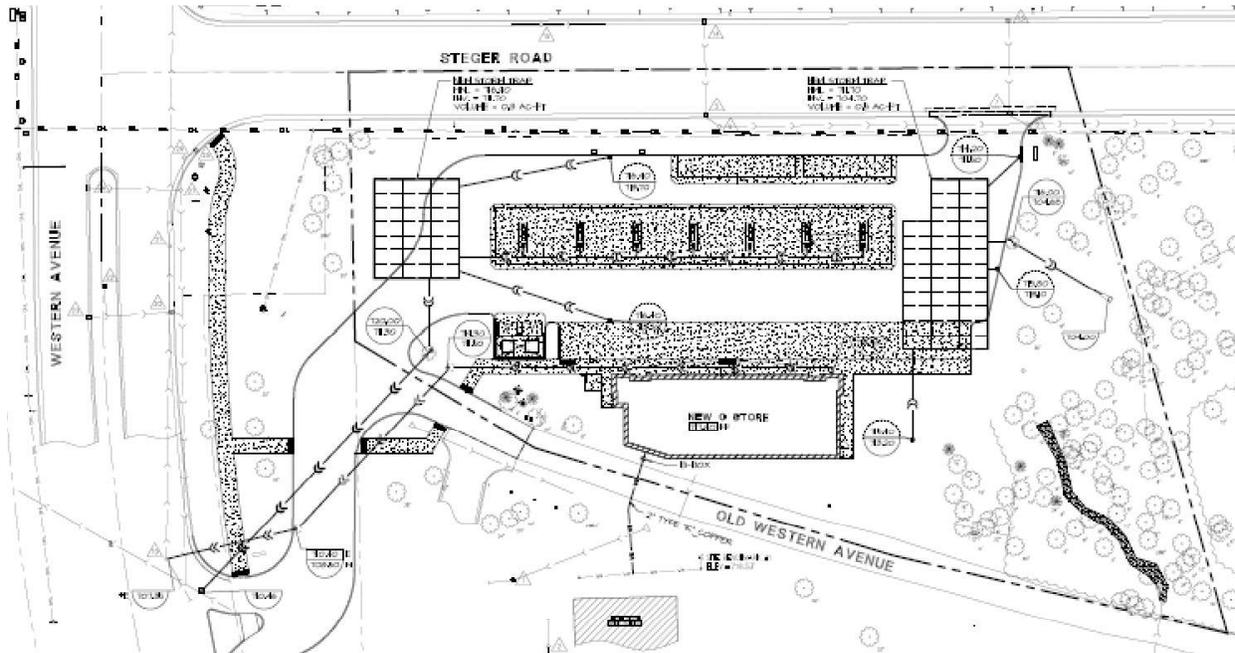


Figure 7. Proposed Engineering & Stormwater Improvements

Stormwater management improvements – as displayed in Figure 7 and 8 and consisting partly as a storm trap (also known as a stormwater vault) - designed to temporarily store runoff and release it at a controlled rate consistent with Village stormwater requirements, with storm sewer infrastructure conveying runoff efficiently to and from the detention system. In addition to Village review, the developer will coordinate with and obtain all required approvals from other governmental agencies, as applicable, to ensure full compliance with engineering, stormwater, and utility standards.

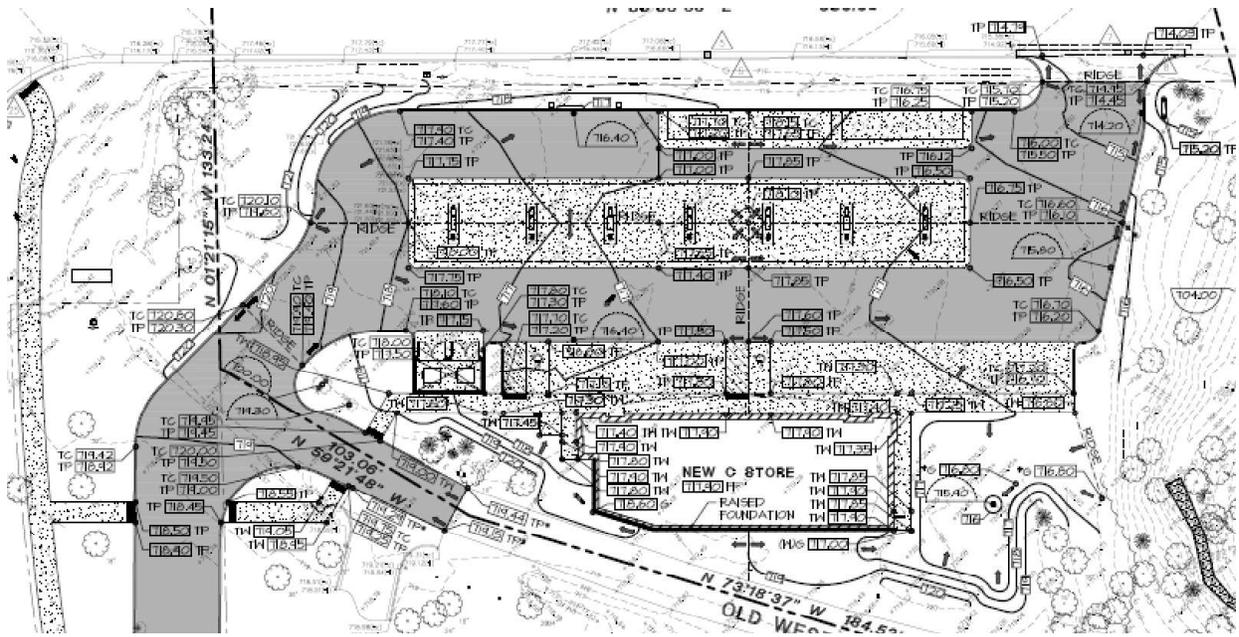


Figure 8. Excerpt from Proposed Grading Plan

DEPARTMENTAL REVIEWS

Village of Park Forest Department reviews can be found in Table 2.

Table 2. Village Department Reviews

Village Department	Comments
Community Development/ Building Department	<ol style="list-style-type: none"> 1. Site plan and floor plan need to include the proposed occupant load. 2. State of Illinois plumbing code require bathrooms to be gender neutral. Plans should reflect this requirement. 3. Full architectural plans are required to issues a building permit. Final landscaping plans will be required when the building plans and permits are submitted at the Building Department.
Department of Public Works	<ol style="list-style-type: none"> 1. DPW's only current site plan concern is property ownership on the west side of the drive from Western Avenue. If real estate issues are resolved between the property owners, DPW is satisfied with site plan and reserve more technical review for full design submittal that will be submitted with the building permit.
Fire Department	<ol style="list-style-type: none"> 1. If the Cook County DOT or the Will County DOT require changes to the driveway configurations that result in site plan modifications, the Fire Department will have to conduct a new review of internal access widths. 2. When the architectural plans are submitted for a building permit, include a detailed drawing of the kitchen hood duct system for review by the Fire Department. 3. Include a CAD fire truck turning model and export to PDF to help ensure the VOPF FD's largest truck will be able to access the site.
Police Department	The Police Department has reviewed the proposed plans and does not have any concerns with the current site plan.

PROCESS FOR CONSIDERATION OF A ZONING MAP AMENDMENT

As required by the UDO, notice of this public hearing was published in the Daily Southtown Newspaper on January 25, 2026. In addition, notice of the public hearing was sent to all property owners (20 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 on frontages at Steger Road, Western Avenue, Old Western Avenue, and adjacent the parking lot at Westbridge Apartments. Exhibit L memorializes the public notice provided for the public hearing.

As of the date of this Staff Report, no public comment has been received regarding this application. Any additional comments received prior to the Public Hearing will be read at the Planning and Zoning Commission (PZC) meeting.

The three parcels (PINs 21-14-01-201-006-0000, 21-14-01-201-001-0000, and 21-14-01-201-002-0000) are being considered for a Zoning Map Amendment in parallel with an Annexation and Development Agreement, four Major Variations, and an Annexation Petition to the Village of Park Forest.

STANDARDS

The PZC is required to hold a public hearing on all requests for Zoning Map Amendments and to make its recommendation to the Board of Trustees. The required standards for Zoning Map Amendments are noted below, and a worksheet has been attached to assist the PZC in drafting its findings related to the requested Zoning Map Amendment. The Standards Zoning Map Amendment are as follows:

1. The proposed amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public.
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.
3. The proposed amendment provides a relative gain to the public, as compared to any hardship imposed upon an individual property owner.
4. The proposed amendment makes it more feasible to develop property relative to the present zoning classification of the property.
5. The proposed amendment addresses the community need for a specific use.
6. The proposed amendment corrects an error, adds clarification, or reflects a change in policy.
7. The proposed amendment rectifies existing nonconformities and, if so, the extent of such nonconformities.
8. The proposed amendment is consistent with the intent of the elements of the Comprehensive Plan, the UDO, and other land use policies of the Village.

The petitioner has provided written responses to the zoning map amendment in the attached packet.

Consistency with Standards for Zoning Map Amendments

The Zoning Administrator, based on the application and supporting documents, makes the following findings regarding the proposed Zoning Map Amendment, evaluated against the standards established in the Unified Development Ordinance.

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

Staff find that the proposed map amendment would not endanger the health, safety, comfort, convenience, and general welfare of the public. The map amendment would help facilitate the development of a gas station and convenience store at a busy intersection. The site plan incorporates a intersection

improvement that will help alleviate a dangerous design. Thus, this map amendment would be to the general welfare for all residents who travel through that intersection.

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 proposed amendment is compatible with the existing uses, especially the nearby multifamily apartments which are zoned for R-3 Traditional Multifamily. Additionally, the gas station is being proposed on a corner lot, which aligns with the requirements put forward in the Unified Development Ordinance.

3. The proposed amendment provides a relative gain to the public, as compared to any hardship imposed upon an individual property owner.

The map amendment would provide a relative gain to the public, especially with regard to the modification of the intersection at Steger Road and Western Avenue and in regard to sales and property taxes for the Village.

4. The proposed amendment makes it more feasible to develop property relative to the present zoning classification of the property.

The proposed amendment would be the only way to allow the gas station and convenience store to be permitted by right. Otherwise, the zoning prohibits this type of development.

5. The proposed amendment addresses the community need for a specific use.

The proposed map amendment addresses an identified service gap and provides additional consumer choice and convenience at a high-traffic gateway location within the Village. The Village currently has only one gas station located at Blackhawk Drive and Sauk Trail.

6. The proposed amendment corrects an error, adds clarification, or reflects a change in policy.

Staff do not believe this Standard is applicable to this petition.

7. The proposed amendment rectifies existing nonconformities and, if so, the extent of such nonconformities.

Staff do not believe this Standard is applicable to this petition.

8. The proposed amendment is consistent with the intent of the elements of the Comprehensive Plan, the UDO, and other land use policies of the Village.

The proposed amendment generally aligns with the vision of the 2008 Strategic Plan for Land Use and Economic Development. The 2008 Strategic Plan for Land Use and Economic Development does not explicitly designate this area as part of the 'Potential Extent of Annexation' as displayed in Figure 2 but would support the Vision and Planning Policies of this part of the Village's Comprehensive Plan.

Staff Recommendation

Based on the findings above, staff recommend the Planning and Zoning Commission approve the Zoning Map Amendment for three parcels with PINs 21-14-01-201-006-0000, 21-14-01-201-001-0000, and 21-14-01-201-002-0000 to the C-3, Corridor Commercial District.

Planning and Zoning Commission Action

After conducting the public hearing, the Planning and Zoning Commission is asked to consider this request for a Zoning Map Amendment for the three properties located southeast of the intersection of Steger Road and Western Avenue and make a recommendation to the Board of Trustees.

Proposed Planning and Zoning Commission Motion

Move to recommend to the Board of Trustees to approve the rezoning of three parcels with the following PINs 21-14-01-201-006-0000, 21-14-01-201-001-0000, and 21-14-01-201-002-0000 to C-3, Corridor Commercial Zoning District in conjunction with the Annexation and Development Agreement, four Major Variations, and Annexation Petition submitted by Lucky Marketplace, Incorporated. This recommendation is expressly conditioned upon approval and execution of the Annexation Petition and the Annexation and Development Agreement, and shall be null and void if either is not approved or executed.

PROCESS FOR CONSIDERATION OF A MAJOR VARIATION

As required by the UDO, notice of this public hearing was published in the Daily Southtown Newspaper on January 25, 2026. In addition, notice of the public hearing was sent to all property owners (20 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 on frontages at Steger Road, Western Avenue, Old Western Avenue, and adjacent the parking lot at Westbridge Apartments. Exhibit L memorializes the public notice provided for the public hearing.

As of the date of this Staff Report, no public comment has been received regarding these applications. Any additional comments received prior to the Public Hearing will be read at the Planning and Zoning Commission (PZC) meeting.

The three parcels (PINs 21-14-01-201-006-0000, 21-14-01-201-001-0000, and 21-14-01-201-002-0000) are being considered for the following Major Variations in parallel with an Annexation and Development Agreement, a Zoning Map Amendment, and an Annexation Petition to the Village of Park Forest.

STANDARDS

The Unified Development Ordinance requires that a major variation to the Ordinance shall not be granted unless specific standards have been met relative to the specific case. The required standards are as follows:

1. The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.
2. The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.
3. The proposed variation alleviates a particular hardship created by the literal enforcement of the Ordinance that would prevent the application from yielding a reasonable return from the subject property.
4. The proposed variation is necessary due to the unique attributes of the subject property, which were not deliberately created by the applicant, and are not shared by adjacent properties and other properties within the immediate vicinity of the proposed variation.
5. The proposed variation is necessary to permit a reasonable use of land, but does not confer a special privilege on the applicant which is denied to the owners of adjacent properties and other properties within the immediate vicinity of the proposed variation.
6. The proposed variation represents the minimum deviation from the regulations of this Ordinance necessary to accomplish the desired improvement of the subject property.
7. The proposed variation is consistent with the intent of the elements of the Comprehensive Plan, the UDO, and other land use policies of the Village.

MAJOR VARIATION APPLICATIONS

Given the configuration of the subject area, type of business, topography, and access issues presented with Old Western Avenue, the petitioner has requested four variations typical of gas station developments that include an increase in sign area, increase in maximum driveway width, increase in the total number of parking spaces, and reduction in parking islands.

clutter, limits copy to essential information, and provides appropriate negative space, resulting in a sign that is efficient in form and proportionate to its function. Importantly, the sign does not introduce additional height, illumination, or visual intensity beyond what is necessary to achieve legibility.

Strict application of the sign area limitation would require letter and numeral sizes that are inconsistent with accepted traffic safety and sign legibility standards for the operating speed of the roadway, thereby creating a practical difficulty unique to this site and use. Granting the requested variation would allow the signs to function safely and effectively while remaining consistent with the overall character of the corridor and the intent of the sign regulations to promote clarity, safety, and orderly development.

For these reasons, staff find that the requested Major Variation will not be detrimental to the public welfare, will not impair the intent of the ordinance, and represents the minimum relief necessary to address the site-specific conditions present.

Staff Summary

Recommend approval of the Major Variation for a sign with 72 square feet of area without conditions.

Maximum Driveway Width

The petitioner requests a Major Variation from the Unified Development Ordinance (UDO) to allow a 36-foot-wide driveway at the Steger Road lot line, where a maximum driveway width of 30 feet is permitted. Figure 10 displays this design.

Staff has reviewed the request against the standards for a Major Variation and finds the request to be appropriate. The proposed increase in driveway width is intended to accommodate the safe ingress and egress of fueling trucks serving the site and other vehicles that may need refueling. Strict compliance with the UDO standard would require these vehicles to mount the curb or make unsafe turning movements when entering or exiting the property, creating potential safety and operational concerns.

Staff finds that the requested variation will not endanger the public health, safety, comfort, convenience, or general welfare. Allowing the wider driveway reduces the likelihood of curb damage, unsafe vehicle maneuvers, and conflicts with adjacent travel lanes on Steger Road.

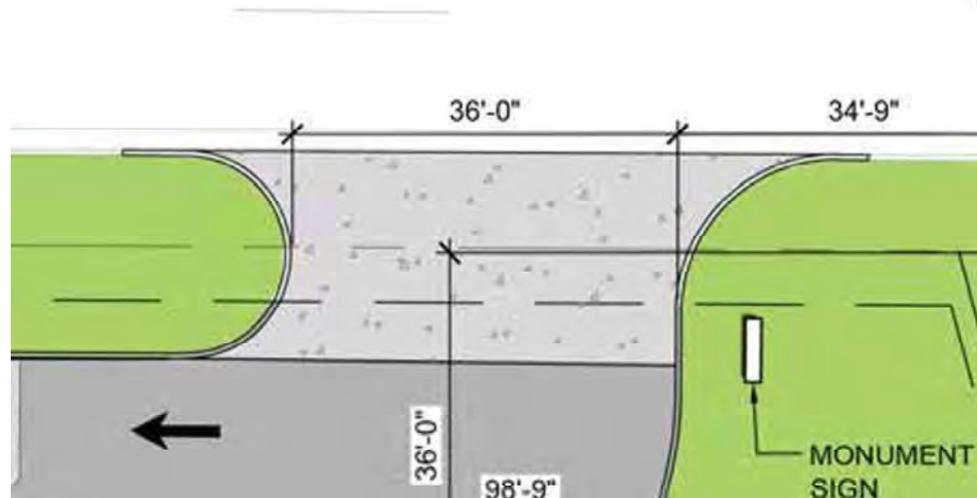


Figure 10. Excerpt of the 36-foot Driveway Width Request from the Site Plan

The proposed driveway width is compatible with the character of surrounding properties and the commercial nature of the roadway corridor. The variation does not create adverse visual or functional impacts on adjacent properties and allows for a smoother transition between the public right-of-way and the site.

The need for the variation is driven by the operational characteristics and turning radius requirements of fueling trucks, which dispense fuel from the passenger side and require a specific internal circulation pattern. These conditions are unique to the proposed use and were not deliberately created by the petitioner.

Staff further finds that the requested variation is necessary to permit reasonable use of the property and does not confer a special privilege. The six-foot increase in driveway width represents the minimum deviation from the UDO required to allow safe and functional site access.

Finally, the proposed variation is consistent with the intent of the UDO and the Comprehensive Plan by promoting safe site access and efficient vehicle circulation while maintaining compatibility with surrounding land uses.

Staff Summary

Recommend approval of the Major Variation for a 36 ft wide driveway adjacent Steger Road without conditions.

Total Number of Parking Spaces

The petitioner requests a Major Variation from the Unified Development Ordinance (UDO) to allow 21 off-street parking spaces, where the ordinance permits a maximum of 15 spaces for this type of development based on use and gross floor area of the convenience store. Figure 11 displays this design.



Figure 11. Excerpt from the Site Plan with the 21 parking spaces highlighted.

Staff has reviewed the request against the standards for a Major Variation and finds the request to be generally acceptable; however, staff notes that the proposed parking supply exceeds what is typically observed at comparable retail fueling facilities in the immediate vicinity. As documented in the applicant’s materials and staff’s review of nearby gas stations, none of the existing gas stations in or near Park Forest provide as many as 21 designated parking spaces. This indicates that the request is higher than the prevailing local development patterns.

Staff also considered more recently developed, larger-format fueling facilities located outside the Village and nearby area, which typically provide a higher number of parking spaces per pump. These facilities

reflect evolving industry standards associated with increased convenience retail offerings, higher customer throughput, and short-duration parking demand.

Staff finds that the requested variation will not endanger the public health, safety, comfort, convenience, or general welfare. As shown on the submitted site plan, the proposed parking spaces are internal to the site and do not interfere with circulation, access points, or pedestrian movement. The additional parking is intended to reduce on-site congestion and vehicle stacking, particularly during peak periods. The petitioner further notes that the total impervious surface coverage of the site, including the additional parking spaces, is approximately 56 percent, remains well below the maximum permitted impervious ratio of 75 percent.

The proposed parking supply is generally compatible with the commercial character of the corridor, though staff acknowledges it exceeds what is typical for nearby fueling stations. The site's layout, circulation pattern, and access points have been reviewed to ensure that the additional parking does not create adverse visual or functional impacts on adjacent properties. Staff will ensure that all applicable landscape requirements of the UDO are satisfied through the conditioned approval of the requested parking and parking island variations, as reviewed with the final landscape plan. The landscape plan will be reviewed with Building Permit and will enforce all UDO requirements.

Strict enforcement of the UDO parking standard could create a practical hardship related to the operation of the proposed use. Based on ordinance calculations, the site would be permitted a maximum 15 parking spaces, a portion of which would be allocated to employees, leaving less spaces available for customers. The petitioner contends that retail fueling facilities function as high-turnover, convenience-oriented uses, and insufficient parking may result in customers bypassing the site entirely, limiting the reasonable use of the property.

Staff does note that, in addition to the proposed 21 designated parking spaces, the site includes 14 temporary fueling positions at the seven pump islands. When considered together, the site could accommodate up to 35 vehicles at one time. While these fueling positions are not striped parking spaces and function differently than traditional parking stalls, staff consider this total vehicle capacity when evaluating site circulation, access, and operational safety.

The petitioner notes that the need for the variation is driven by the operational characteristics of the proposed use, which include frequent customer turnover and overlapping parking demand, rather than conditions deliberately created by the petitioner. Staff finds that the request is intended to support reasonable site function and does not confer a special privilege.

Finally, staff finds that while the requested parking count exceeds the UDO maximum, it remains consistent with the broader intent of the UDO and the Comprehensive Plan by supporting safe circulation, functional site design, and economically viable commercial development, while remaining within overall impervious surface limits.

When considered in conjunction with the conditioned landscape requirements and overall site design, staff finds that the proposed parking supply remains consistent with the intent of the UDO and does not create adverse impacts to adjacent properties.

[Staff Summary](#)

Recommend approval of the Major Variation for 21 parking spaces without conditions.

Parking Island Requirement

The proposed Major Variation to allow up to twenty-one (21) contiguous parking spaces without interior parking landscape islands will not endanger the health, safety, comfort, convenience, or general welfare of the public. The subject site is a gas station where unobstructed visibility between the parking area, fueling canopy, and convenience store is essential for operational safety and security. Allowing a contiguous parking configuration maintains clear sightlines from the cashier area to the fueling canopy, reduces potential conflicts between vehicles and pedestrians, and provides safe and convenient walking pathways between the parking area and the store entrance.

The proposed variation is compatible with the character of adjacent properties and other properties within the immediate vicinity. Gas stations commonly feature uninterrupted parking rows to accommodate circulation, visibility, and safety needs. The petitioner contends that although interior parking landscape islands are not provided within the contiguous parking row, landscaping is incorporated elsewhere on the site, resulting in an impervious surface ratio of approximately 56 percent, which is substantially below the maximum 75 percent permitted by the Unified Development Ordinance. This approach maintains visual relief and green space consistent with other commercial development patterns similar to this type of development.

Literal enforcement of the landscape island requirement could create a practical hardship that could prevent the subject property from yielding a reasonable return. Due to the nature of the business, customers require direct, safe, and convenient movement between parking spaces, fueling areas, and the convenience store entrance. The petitioner contends that the introduction of interior landscape islands within the parking row would interfere with circulation patterns and visibility that are critical to safe operations and efficient site function.

The requested variation is necessary due to the unique attributes of the subject property, including its geometric configuration and the placement of the building and fueling canopy, which require parking to be located at the front of the store. These site conditions were not deliberately created by the applicant and are not shared by adjacent properties in the immediate vicinity. The site design also seeks to preserve existing natural features and contours where feasible, further limiting the ability to incorporate interior parking islands without compromising safety or functionality.

The proposed variation is necessary to permit a reasonable use of the land and does not confer a special privilege on the applicant that is denied to owners of adjacent properties and other properties within the immediate vicinity. The relief requested is narrowly tailored to the operational requirements of a gas station and reflects development patterns typical of similar uses. Environmental objectives of the Ordinance should be preserved through the reallocation of required landscaping and the installation of canopy shade trees elsewhere on the site to mitigate heat island effects and provide shade over paved areas. This should be considered as a condition by the Planning and Zoning Commission for recommendation to the Board of Trustees.

The variation represents the minimum deviation from the regulations necessary to accommodate the proposed development. The petitioner is not seeking additional parking beyond what has been approved under a separate Major Variation request and is maintaining an impervious surface ratio significantly below the maximum permitted by the Unified Development Ordinance. The request balances operational needs with continued compliance with the broader intent of the parking and landscaping standards.

Finally, the proposed variation is consistent with the intent of the Comprehensive Plan, the Unified Development Ordinance, and other applicable land use policies of the Village. The request supports safe and efficient site design and - if the recommended condition is supported - promotes sustainability

through tree preservation and supplemental shade tree installation, and advances Village goals related to environmental stewardship, climate responsiveness, and high-quality development.

[Staff Summary](#)

Recommend approval of the Major Variation for 21 contiguous parking spaces with a condition to plant the two shade trees elsewhere on the property.

[Condition:](#)

The required trees shall be equivalent in size and species to those that would otherwise be required within parking landscape islands pursuant to the Unified Development Ordinance and shall be located to provide shade over paved areas and reduce heat island impacts. The final tree locations and species shall be subject to staff review and approval as part of the final landscape plan.

This condition ensures that the environmental and sustainability objectives of the parking lot landscaping standards—particularly shade provision, heat reduction, and stormwater benefits—are met despite the absence of interior parking landscape islands. These trees should be planned in conjunction with the tree canopy coverage requirement found in Article VI: Landscape Standards of the UDO.

[Staff Recommendation](#)

Staff recommend approval of all four Major Variations with the condition that two shade trees be added to the final landscape plan.

[Proposed Planning and Zoning Commission Motion](#)

Move that the Planning and Zoning Commission recommend approval to the Village Board of Trustees of the requested Major Variations for the subject property, consisting of PINs 21-14-01-201-006-0000, 21-14-01-201-001-0000, and 21-14-01-201-002-0000, in connection with the proposed annexation, zoning map amendment, and Annexation and Development agreement, subject to the condition stated herein.

Condition of Approval:

The applicant shall install two (2) shade trees elsewhere on the property in lieu of interior parking landscape islands. Said trees shall be equivalent in size and species to those otherwise required by the Unified Development Ordinance, shall be located to provide shade over paved areas and reduce heat island impacts, and shall be subject to staff review and approval as part of the final landscape plan.

EXHIBIT LIST

Exhibit A – Site Plan, Signage, and Landscaping Documents

Exhibit B – Survey, Infrastructure, and Stormwater Plans

Exhibit C – Zoning Map Amendment Application

Exhibit D - Petitioner Response to Zoning Map Amendment Standards

Exhibit E - Major Variation Application

Exhibit F - Petitioner Response to Major Variation Standards

Exhibit G - Signed Annexation Petition

Exhibit H – Copy of Deeds

Exhibit I - Plat of Annexation

Exhibit J – DRAFT - Annexation and Development Agreement

Exhibit K - Application Invoice and Receipt of Paid Fee

Exhibit L - Public Notice Documentation



NEW FUEL STATION
 SWC, STEGER ROAD & WESTERN AVENUE
 PARK FOREST, IL.
12/04/2025 ZONING SUBMISSION



DRAWING INDEX

001	DATE SHEET
001-1	BOUNDARY & TOPOGRAPHIC SURVEY
001-2	BOUNDARY & TOPOGRAPHIC SURVEY
001-3	BOUNDARY & TOPOGRAPHIC SURVEY
001-4	BOUNDARY & TOPOGRAPHIC SURVEY
001-5	BOUNDARY & TOPOGRAPHIC SURVEY
001-6	BOUNDARY & TOPOGRAPHIC SURVEY
001-7	BOUNDARY & TOPOGRAPHIC SURVEY
001-8	BOUNDARY & TOPOGRAPHIC SURVEY
001-9	BOUNDARY & TOPOGRAPHIC SURVEY
001-10	BOUNDARY & TOPOGRAPHIC SURVEY
001-11	BOUNDARY & TOPOGRAPHIC SURVEY
001-12	BOUNDARY & TOPOGRAPHIC SURVEY
001-13	BOUNDARY & TOPOGRAPHIC SURVEY
001-14	BOUNDARY & TOPOGRAPHIC SURVEY
001-15	BOUNDARY & TOPOGRAPHIC SURVEY
001-16	BOUNDARY & TOPOGRAPHIC SURVEY
001-17	BOUNDARY & TOPOGRAPHIC SURVEY
001-18	BOUNDARY & TOPOGRAPHIC SURVEY
001-19	BOUNDARY & TOPOGRAPHIC SURVEY
001-20	BOUNDARY & TOPOGRAPHIC SURVEY
001-21	BOUNDARY & TOPOGRAPHIC SURVEY
001-22	BOUNDARY & TOPOGRAPHIC SURVEY
001-23	BOUNDARY & TOPOGRAPHIC SURVEY
001-24	BOUNDARY & TOPOGRAPHIC SURVEY
001-25	BOUNDARY & TOPOGRAPHIC SURVEY
001-26	BOUNDARY & TOPOGRAPHIC SURVEY
001-27	BOUNDARY & TOPOGRAPHIC SURVEY
001-28	BOUNDARY & TOPOGRAPHIC SURVEY
001-29	BOUNDARY & TOPOGRAPHIC SURVEY
001-30	BOUNDARY & TOPOGRAPHIC SURVEY
001-31	BOUNDARY & TOPOGRAPHIC SURVEY
001-32	BOUNDARY & TOPOGRAPHIC SURVEY



SCOPE OF WORK

THIS IS A 1/8" SQUARE FOOT CADREIN CONFORMANCE STORE.
 AND REPRESENTATIVE CONCEPT

ISSUE		DATE
TO:	CLIENT	11/07/20
TO:	CLIENT	11/17/20
TO:	CLIENT	11/19/20
TO:	CLIENT	12/02/20
TO:	CLIENT	12/02/20

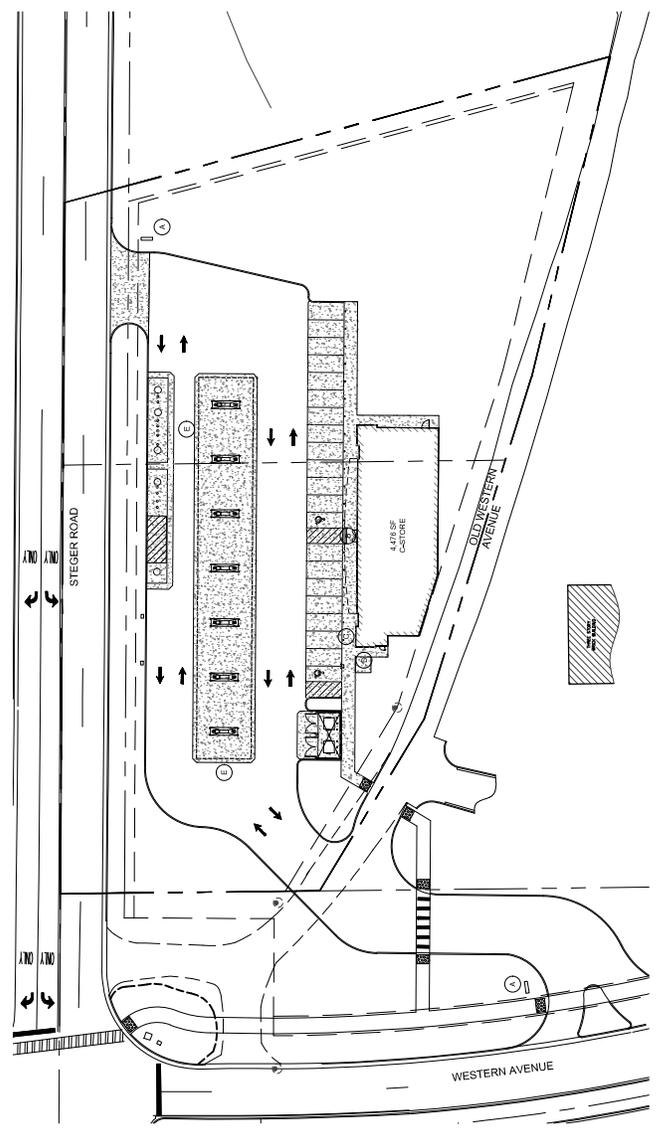
AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

SIGNAGE INFORMATION	
SIGN TYPE / ARTICLE VII	<p>PERMANENT WALL SIGNAGE IS ALLOWED PROVIDED THE SIGNAGE IS NOT MORE THAN 10 FT. HIGH AND THE SIGNAGE IS NOT MORE THAN 30 FT. WIDE. PERMANENT WALL SIGNAGE IS ALLOWED PROVIDED THE SIGNAGE IS NOT MORE THAN 10 FT. HIGH AND THE SIGNAGE IS NOT MORE THAN 30 FT. WIDE. PERMANENT WALL SIGNAGE IS ALLOWED PROVIDED THE SIGNAGE IS NOT MORE THAN 10 FT. HIGH AND THE SIGNAGE IS NOT MORE THAN 30 FT. WIDE.</p>
PRESTANDING SIGN - ARTICLE VII	<p>ALLOWED: 3 PROPOSED: 2</p> <p>AREA: 48 S.F. PER SIGN HEIGHT: 75.0 S.F. PER SIDE SPACING: 15'-0" MAX SIGN COPY: 40% S.F. (50%) CHANGEOVER COPY: 40% S.F. (50%)</p> <p>TOTAL: 96 S.F.</p>
WALL SIGN - SECTION ARTICLE VII	<p>ALLOWED: 2 PROPOSED: 2</p> <p>AREA: 228 S.F. HEIGHT: 12 S.F. SPACING: 12 S.F. SIGN COPY: 12 S.F. CHANGEOVER COPY: 12 S.F.</p> <p>TOTAL: 456 S.F.</p>
AWAY SIGNAGE - ARTICLE VII	<p>ALLOWED: 0 PROPOSED: 0</p> <p>AREA: 0 S.F. HEIGHT: 0 S.F. SPACING: 0 S.F. SIGN COPY: 0 S.F. CHANGEOVER COPY: 0 S.F.</p> <p>TOTAL: 0 S.F.</p>
SITE TOTALS	<p>ALLOWED: 444 S.F. PROPOSED: 458 S.F.</p>

SIGNAGE KEY	
A	MONUMENT SIGN, INTERNALLY ILLUMINATED SIGN, 32 S.F. AND CHANGEOVER TEXT DISPLAYS, 40 S.F., TOTAL 72 S.F. PER SIGN
B	SCORE WALL SIGN, INTERNALLY ILLUMINATED, 90 S.F. SEE BUILDING ELEVATIONS
C	PERMANENT WALL SIGN, INTERNALLY ILLUMINATED SIGN, 10 S.F. SEE BUILDING ELEVATIONS
D	TENANT WALL SIGN, INTERNALLY ILLUMINATED SIGN, 10 S.F. SEE BUILDING ELEVATIONS
E	AUTO CHANGEOVER SIGN, INTERNALLY ILLUMINATED SIGN, 20 S.F. COORD TO BE DETERMINED

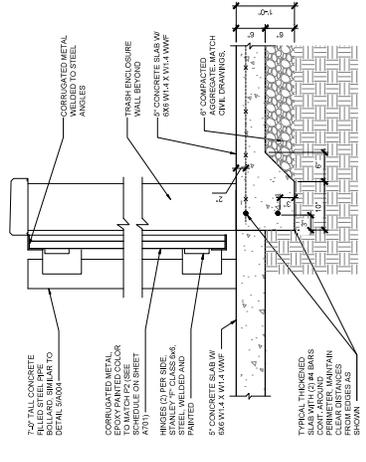
VARIANCE REQUESTS	
1.	REQUESTING A VARIANCE TO INCREASE THE 48 S.F. MAX. ALLOWED FOR CHANGEOVER PRESTANDING SIGN TO 120 S.F. MAX.

NOTE: ALL SIGNAGE TO BE DESIGNED, PERMITTED AND INSTALLED BY THE PROPOSED CONTRACTOR.

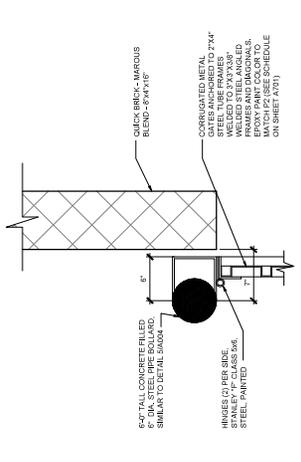


1 SIGNAGE PLAN
 SCALE 1" = 30'-0"

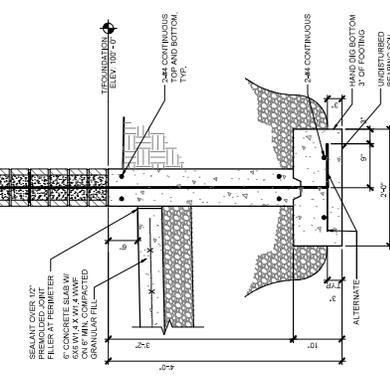
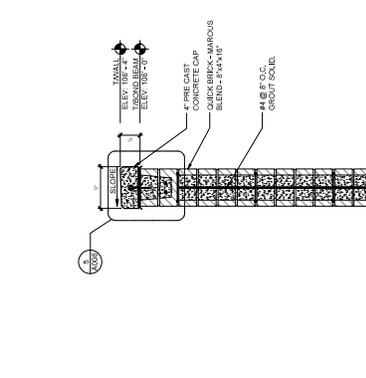
EXHIBIT A



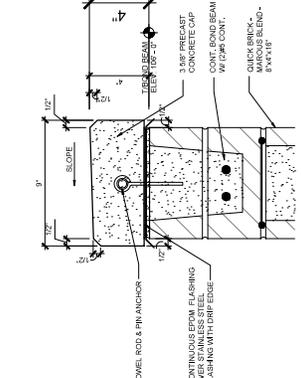
3 SECTION @ GATE
SCALE 1/2" = 1'-0"



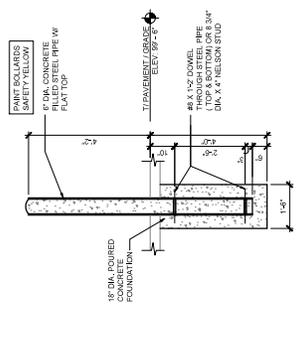
4 CORNER DETAIL
SCALE 1/2" = 1'-0"



1 TRASH ENCLOSURE WALL
SCALE 1/2" = 1'-0"



2 CAP DETAIL
SCALE 1/2" = 1'-0"



5 BOLLARD DETAIL
SCALE 1/2" = 1'-0"

SITE GEOMETRIC NOTES:

- A. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS THE CONDITIONS FOR THE PROPERTY. A TOPOGRAPHIC SURVEY SHALL BE CONDUCTED TO VERIFY THE EXISTING ELEVATIONS AND CONDITIONS. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD VERIFICATION. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND MAKE NECESSARY ADJUSTMENTS TO THE DESIGN AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- B. CONTRACTOR SHALL NOTIFY THE ENGINEERS OF ANY DISCREPANCIES OR OMISSIONS IN THE RECORD DRAWINGS AND FIELD VERIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
- C. CONTRACTOR SHALL NOTIFY THE ENGINEERS OF ANY DISCREPANCIES OR OMISSIONS IN THE RECORD DRAWINGS AND FIELD VERIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
- D. SEE THE ANCHOR TECHNICAL PLANS FOR THE DESIGN OF ALL STRUCTURES AND UTILITIES.
- E. CONTRACTOR SHALL USE A PRIVATE UTILITY LOCATOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE EXCAVATION.
- F. CONTRACTOR SHALL USE A PRIVATE UTILITY LOCATOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE EXCAVATION.
- G. CONTRACTOR SHALL CONTACT THE CITY OF CHICAGO TO OBTAIN THE NECESSARY PERMITS AND APPROVALS FOR THE CONSTRUCTION OF THE PROJECT.
- H. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- I. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- J. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

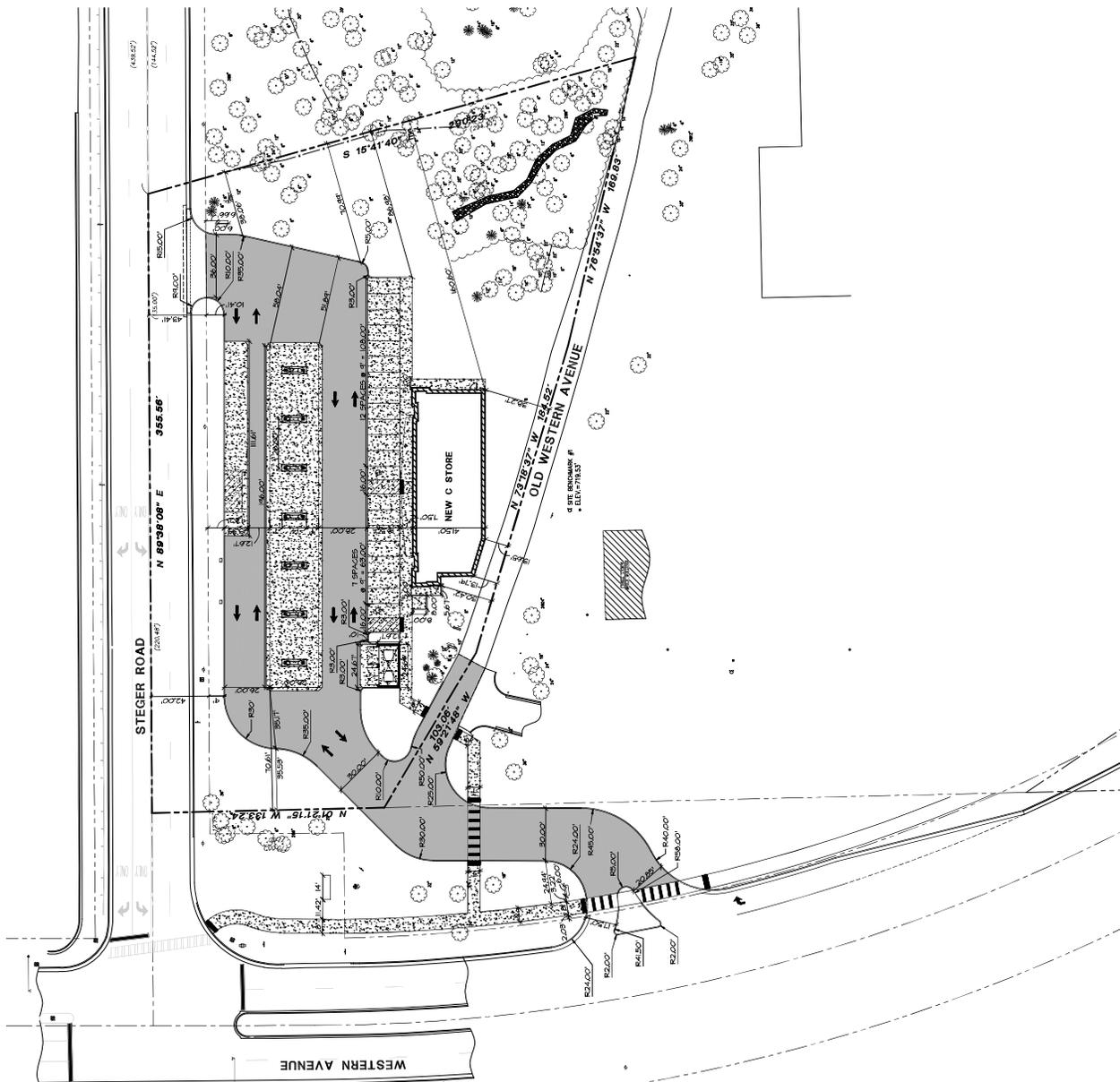


EXHIBIT B

Date of Submittal: 12/05/2025

VILLAGE OF PARK FOREST, ILLINOIS
APPLICATION FOR A
Zoning Map Amendment
 (2 copies of application and all attachments to be submitted)

A. PROJECT IDENTIFICATION (Please type or print)Applicant Name: Shamir Manhani Title: OwnerCompany Name: Lucky Brothers Quick RunAddress: 3325 Hart Street Dyer, IN 46311
 Street City State ZipPhone Number: 515-451-4138 Property Interest of Applicant OwnerApplicant's Signature: _____ E-Mail Address: manhani6@aol.comProperty Owner (as of date of Application): Shamir ManhaniProperty Owner Address: Same as above
 Street City State ZipPhone Number: 515-451-4138 E-Mail Address: manhani6@aol.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: 2460 Old Western Ave., Park Forest, IL & 2440 Old Western Ave., Park Forest, IL
 (Attach legal description):Permanent Index Number (P.I.N.): 21-14-01-201-001-0000 & 21-14-01-201-002-0000Lot Size: Width: 355.56' Depth: 290.23' Total Area: 84,135 sfPresent Use: Residential Present Zoning: Unincorporated Cook CountyProposed Zoning and Use: C-3 Corridor Commercial District- Gas Station (allowed use)

Current Zoning and Use of Surrounding Properties:

North: P-1 ParksEast: P-1 ParksSouth: R-3 Traditional Multi-FamilyWest: R-1 Single Family Residential

B. FILING FEE - \$100.00

Amount Received: mailed

Date Received: _____

C. REASON FOR REQUEST This should contain as much information as possible about the proposed zoning map amendment of the property. The Planning and Zoning Commission will evaluate how the proposed map amendment is consistent with the surrounding area, and how it is consistent with the comprehensive plan. Attach additional pages and information as needed. Requests for zoning map amendments must also include a site plan showing how the property will be developed to accommodate the proposed use, including as much detail as possible. See the Standards for Site Plan Review in Article VIII-3.4 of the Unified Development Ordinance.

https://library.municode.com/il/park_forest/codes/code_of_ordinances?nodeId=COOR_APXAUNDEOR_ARTVIIIAD_SVIII-3ZOAP

See the comprehensive plan on the Village's website -

<https://www.villageofparkforest.com/455/Comprehensive-Planning>

This existing parcels are currently unincorporated Cook County and Lucky Brothers would like to annex these properties into the Village of Park Forest, IL.

This annexation requires a zoning map amendment.

D. OTHER INFORMATION REQUIRED

Site 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: 12/5/2025

Standards for Zoning Text and Map Amendments

Complete this worksheet to document, from the Applicant/Property Owner's perspective that a balance of the Standards are met.

Date Received: 12/19/2025

Current Plat of Survey

Date Received: 12/19/2025

Proof of Ownership

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

Date Received: 1/6/2026

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

Date Received: Provided by Village

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: Provided by Village

Agreement for Reimbursement of Professional Consulting Services, Fees, Costs and Expenses

Agreement, if applicable, must be signed and required deposit submitted.

Amount Received: N/A

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.

ZONING TEXT AND MAP AMENDMENT STANDARDS FOR ZONING AMENDMENTS WORKSHEET

The Unified Development Ordinance requires that the Zoning Administrator, the Planning and Zoning Commission, and the Board of Trustees evaluate requests for zoning text or map amendments, and make specific written findings based on a balance of the Standards established by the Ordinance. This worksheet is provided to assist the Planning and Zoning Commission with drafting a response to each of the standards for text or map amendments that will be sent to the Board of Trustees with a recommendation on the requested amendment. The standards are as follows:

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

The proposed amendment will more closely meet the USSC & APA requirements for safe ID signage.

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 proposed amendment is in proportion to the overall development and will be addressing the needs for safe signage recognition.

3. *The proposed amendment provides a relative gain to the public, as compared to any hardship imposed upon an individual property owner.*

The proposed amendment would be changing zoning from residential to commercial along a very busy and heavily trafficked roadway. This proposed change will provide services to the general public and provide additional tax revenue for the benefit of the community as a whole.

4. *The proposed amendment makes it more feasible to develop property relative to the present zoning classification of the property.*

The proposed amendment will change the zoning from residential to commercial. Therefore, the commercial use will be allowed.

5. *The proposed amendment addresses the community need for a specific use.*

The allowance for the changing of the zoning to C-3 will allow for the Quick Run which provides multiple services to the community. Including retail fuel sales, grocery and household items, and food and drink offerings. All of these offerings are not available in the nearby areas.

6. *The proposed amendment corrects an error, adds clarification, or reflects a change in policy.*

Does not apply.

7. *The proposed amendment rectifies existing nonconformities and, if so, the extent of such nonconformities.*

The gas station is not allowed in a residentially zoned district. The map amendment will correct this potential nonconformity.

8. *The proposed amendment is consistent with the intent of the elements of the Comprehensive Plan, the UDO, and other land use policies of the Village.*

The proposed amendment will allow for commercial use which is consistent along highly trafficked roadways.

Date of Submittal: 12/19/2025

VILLAGE OF PARK FOREST, ILLINOIS
APPLICATION FOR A
Petition for Zoning Variation
(2 copies of application and all attachments to be submitted)

NOTE: Applicants are not guaranteed approval of their application for a Variation. The Standards for Variations noted in Section D of this application must each be met in order for the Zoning Administrator or Planning and Zoning Commission and Board of Trustees to approve a requested Variation.

A. PROJECT IDENTIFICATION (Please type or print)

Applicant Name: Shamir Manhani Title: Owner

Company Name: Lucky Brothers Quick Run

Address: 3325 Hart Street Dyer, IN 46311
Street City State Zip

Phone Number: 515-451-4138 Property Interest of Applicant Owner

Applicant's Signature: [Signature] E-Mail Address: manhani6@aol.com

Property Owner (as of date of Application): Shamir Manhani

Property Owner Address: 3325 Hart Street Dyer, IN 46311
Street City State Zip

Phone Number: 515-451-4138 E-Mail Address: manhani6@aol.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: 2460 Old Western Ave., Park Forest, IL & 2440 Old Western Ave., Park Forest, IL
(Attach legal description):

Permanent Index Number (P.I.N.): 21-14-01-201-001-0000, 21-14-01-201-002-0000 & 21-14-01-201-006-0000

Lot Size: Width: 427.69' Depth: 502.95' Total Area: 104,306 sf

Present Use: Residential Present Zoning: Unincorporated Cook County

Current Use of Surrounding Properties:

EXHIBIT E

North: P-1 Parks

East: P-1 Parks

South: R-3 Traditional Multi-Family

West: R-1 Single Family Residential

B. FILING FEE - \$100.00

Amount Received: _____

Date Received: _____

C. VARIATION(S) REQUESTED List the provisions of the Unified Development Ordinance from which a variation is requested, and provide as much information as possible about the proposed use of the property and why a variation is requested. Attach additional pages and information as needed.

We are requesting 4 variances. Please find the attached document.

D. STANDARDS FOR VARIATIONS The Planning and Zoning Commission is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or particular hardship. The evidence must support each of the following conditions:

- a. The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.
- b. The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.
- c. The proposed variation alleviates a particular hardship created by the literal enforcement of this Ordinance that would prevent the applicant from yielding a reasonable return from the subject property.
- d. The proposed variation is necessary due to the unique attributes of the subject property, which were not deliberately created by the applicant, and are not shared by adjacent properties and other properties within the immediate vicinity of the proposed variation.
- e. The proposed variation is necessary to permit a reasonable use of land, but does not confer a special privilege on the applicant which is denied to the owners of adjacent properties and other properties within the immediate vicinity of the proposed variation.
- f. The proposed variation represents the minimum deviation from the regulations of this Ordinance necessary to accomplish the desired improvement of the subject property.
- g. The proposed variation is consistent with the intent of the elements of the Comprehensive Plan, this Ordinance, and the other land use policies of the Village.

Describe in your own words how this request meets these Standards. Attach additional pages and information as needed.

We are requesting 4 variations. Please find the attached document.

NOTE: See Section VIII-3.D. of the Park Forest Unified Development Ordinance for a full description of the process for approval of Variations and the Standards for Variations which must be addressed.

E. OTHER INFORMATION REQUIRED

Current Plat of Survey or Site Plan clearly depicting the requested variance

Date Received: 12/19/2025

Proof of Ownership

Date Received: 1/6/2026

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

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

Date Received: Provided by Village

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: Provided by Village

Agreement for Reimbursement of Professional Consulting Services, Fees, Costs and Expenses

Agreement, if applicable, must be signed and required deposit submitted before the application is reviewed.

Amount Received: N/A

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.

Park Forest- Steger & Western Ave Quick Run Development

Variation(s) Requested.

Variation #1: Additional sign square footage. The allowance of 72 sf ID signs vs the 48 sf. The reason for the variance is that per the United States Sign Counsel and the American Planners Association requirements for a safe ID sign for a complex moderate speed limit road is 250 sf per sign. This requirement by the United States Sign Counsel and the American Planners Association is due to safety concerns based on speed of road, identification time, and safe maneuvering distance required. It is a mathematical formula based on the existing conditions. The 48 sf per side does not allow for signage to be safe per the 2 national organizations quoted above.

Variation #2: Width of the curb cut from 30' to 36'. The purpose of this variance is to allow for safe transit of the fueling truck to enter the site.

Variation #3: The allowance of 21 parking spaces vs the maximum of 11.25 parking spaces. The purpose of this variation is due to the nature of the business where multiple customers arrive on the site and spend minimal time and leave the site. Therefore, additional parking is required to meet customer demand and provide for safe employee parking.

Variation #4: The allowance of 21 Contiguous Parking Spaces in lieu of maximum 8. The purpose of this variation is due to the nature of the business and that front door parking is prime and customers head directly to the front door from their parking spaces. This includes trampling through any landscape areas between their parked vehicle and the front door. Please note that the landscape islands that are required between every 8 spaces are not eliminated but are located elsewhere on the property. This is reflected in the impervious ratio of 56% versus the allowed 75%.

Standard for Variations.

Variation #1: The increase of square footage to allow for a safe ID sign

- a. The proposed variation will more closely meet the USSC & APA requirements for safe ID signage.
- b. The proposed variation is in proportion to the overall development and will be addressing the needs for safe recognition.

- c. By allowing for the additional square footage of signage, a safer sign will be installed, eliminated unnecessarily slow downs on the roadways that would inherently occur due to the 48sf sign requirement. These slow downs would present unsafe traffic conditions.
- d. The unique attributes of the subject property are the existing roadway speed and number of lanes which require the larger sign.
- e. A retail fueling facility siphoning traffic from the existing roadway. The #1 reason potential customers are attracted to the site is the price of fuel. Therefore, the size of the letters need to be safely recognized by the potential customer to safely venture off the road and on to the site.
- f. The proposed variation is still well below the recommended square footage stated by the USSC & APA. Therefore, reflects the minimum variation.
- g. The proposed variation is in proportion to the overall development and the materials used will match the materials of the building and therefore be consistent with the intent of the elements of the comprehensive plan.

Variation #2: The allowance for a wider curb cut from 30' to 36' for safe access of the fueling truck.

- a. The proposed variation will enhance the health safety, comfort, safety, convenience of the general welfare public.
- b. The variation is compatible in that it allows for easier transition off the roadway and onto the site.
- c. The hardship in this case is that the fueling truck would not be able to enter into the site without “hopping” the curb.
- d. The variation is necessary due to the unique requirements in turning radius of the fueling truck. All fueling trucks dispense from the passenger side of the vehicle. This mandates the route through the site which mandates the wider access point on Steger Road.
- e. The variation is necessary because of the type of business that mandates the fueling truck to enter and exit the site.
- f. The proposed minimal variation of 36' vs 30' opening allows the fueling truck to enter the site without “hopping” the curb.
- g. This variance is seeking a safer condition which is consistent with the stated regulations.

Variation #3: The allowance of 21 parking spaces vs the maximum of 11.25 parking spaces.

- a. The proposed variation will allow for customers to safely park, quickly obtain their required product and leave the site conveniently. The additional impervious area includes the parking spaces is only 56% whereas the allowed impervious ratio is 75%.
- b. The requested # of parking spaces is in line with industry standards for a retail fueling facility.
- c. The allowed # of parking spaces at 11.25 will comprise of 4 employee spaces leaving only 7.25 parking spaces available for the public. Retail fueling facilities are a siphoning use and not a destination use if there isn't adequate parking customers will go to the next retail fueling facility that has adequate parking.
- d. The unique attributes of this variation is due to the nature of the business that has quick turn over of customers.
- e. Providing adequate parking is necessary to make this proposed business successful.
- f. The request reflects the minimum deviation in that the additional impervious area includes the parking spaces is only 56% whereas the allowed impervious ratio is 75%.
- g. The proposed variation will provide safe and convenient parking for the intended customers and is still below the maximum impervious ratio and therefore meets the intent of the stated regulations.

Variation #4: The allowance of 21 Contiguous Parking Spaces in lieu of maximum 8.

- a. By relocating the 3 required landscape islands the visibility from the cashiers to the auto canopy is maintained, and safe & convenient walking pathways are being provided.
- b. The 3 required landscape islands are being provided in different areas on the site as reflected in the impervious ratio of 56% rather than the maximum 75%.
- c. The particular hardship is due to the nature of the business and the need for safe and convenient conveyance for the customers to enter the store from the parking area.
- d. The unique geometrical shape of the site mandates that all of the parking is at the front of the store. The site is specifically designed to maintain the natural foliage and contours of natural ravine.

EXHIBIT F

- e. The proposed parking spaces have to have a direct pathway to the store both from a safety and convenience standpoint and is critical to the success of the business.
- f. This variation reflects the minimum in that proposed impervious is only 56% versus the allowed 75%.
- g. This variation will allow for the safe and convenient parking for the customers while providing a site that maintains the natural landscape.

STATE OF ILLINOIS)
) SS
COUNTY OF Will)

BEFORE THE VILLAGE PRESIDENT/MAYOR AND
BOARD OF TRUSTEES OF THE VILLAGE OF PARK FOREST, ILLINOIS

PETITION FOR ANNEXATION

The undersigned Petitioners hereby respectfully petition to annex to the Village of Park Forest, Cook and Will Counties, Illinois, the territory described as follows:

See Exhibit "A" attached hereto and made a part hereof

Commonly known as: 2460 W Old Western Avenue & 2440 W Old Western Avenue

Parcel Number(s): 21-14-01-201-001-0000 & 21-14-01-201-002-0000

And under oath state (s) as follows:

1. Your undersigned Petitioner (s) is (are) the sole owner (s) of record of the territory hereinbefore described, and *have) (has) also executed this Petition as such owner.
2. The territory hereinbefore described is not within the corporate limits of any municipality.
3. The territory hereinbefore described is contiguous to the Village of Park Forest, Cook and Will Counties, Illinois.
4. There are no electors residing within the territory herein before described.
5. The territory is currently zone Residential pursuant to the Will County Zoning Ordinance.
6. The territory consists of approximately 1.93 acres.
7. The territory is currently single family homes.
8. Upon annexation of the territory to the Village, Petitioner(s) requests that the territory be zoned C-3 Corridor Commercial District.

WHEREFORE, Petitioner(s) respectfully request(s) that the corporate authorities of the Village of Park Forest, Cook and Will Counties, Illinois, annex the territory hereinbefore described to said Village in accordance with the provisions of the Petition and in accordance with 65 ILCS 5/7-1-1, et seq. and 65 ILCS 5/11-15.1-1, et seq. and applicable provision of the Village's Code of Ordinances and that the Subject Property be rezoned to C-3 and that other further action be taken as appropriate.

The undersigned petitioner(s) and owner (s), being first duly sworn on oath, state(s) that the statements set forth in the petition for annexation above are true and correct.

Dated this 5th day of December, 2025.

OWNER(S) & PETITIONER(S)

Shamir Manhani

Printed Name



Signature

Printed Name

Signature

EXHIBIT G

Subscribed and sworn to before me this 5th Day of December, 2025.


Notary Public



EXHIBIT H

WARRANTY DEED

Prepared By:
Nirav S. Patel
Law Office of Nirav S. Patel, PC
121 Fairfield Way, Ste 100
Bloomington, IL 60108

R2024011060
KAREN A. STUKEL
WILL COUNTY RECORDER
RECORDED ON
03/07/2024 01:42:17 PM
RECORDING FEES: 53.00
IL RENTAL HSNQ: 18.00
CONSIDERATION: 290000.00
WILL COUNTY TAX: 145.00
IL STATE TAX: 290.00
PAGES: 2
ACH

Return To:
LUCKY MARKETPLACE, INC.
3325 HART ST
DYER, IN 46311

Taxes To/Grantee's Address:
LUCKY MARKETPLACE, INC.
3325 HART ST
DYER, IN 46311

The Above Space for Recorder's Use Only

THE GRANTOR(S), Delanzo Reeves and Floretta Reeves, husband and wife, of 2460 Old Western Ave., Park Forest, IL 60466, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S), Lucky Marketplace, Inc., an ILLINOIS CORPORATION, of ~~as Formed By the Entirety/Joint Tenants/Tenants In Common~~, all right, title, and interest in the following described real estate situated in the County of Will, State of Illinois, to wit:

* 3325 HART ST, DYER, IN 46311

LEGAL DESCRIPTION

THAT PART OF LOT 1 IN THE SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE SOUTH BOUNDARY LINE OF THE ROAD KNOWN AS OLD WESTERN AVENUE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID LOT 1 WHICH IS 439.52 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 1 TO THE SOUTH LINE OF OLD WESTERN AVENUE, THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF OLD WESTERN AVENUE TO A POINT OF ITS INTERSECTION WITH THE WEST LINE OF SAID LOT 1, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 220.48 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS

Permanent Index Number: 21-14-01-201-001-0000
Commonly known as: 2460 Old Western Ave., Park Forest, IL 60466

SUBJECT TO: The general taxes for the year of 2023 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

HEREBY RELEASING and WAIVING all rights under and by virtue of the Homestead Exemption Law of the State of Illinois. TO HAVE AND TO HOLD, the above granted premises unto the Grantees forever.

Dated this 4 day of March, 2024

By: Delanzo Reeves
Delanzo Reeves

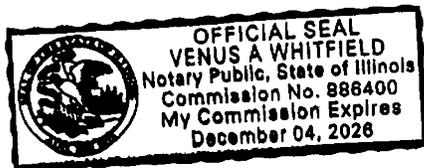
By: Floretta Reeves
Floretta Reeves

STATE OF ILLINOIS)
)SS
County of Vermilion)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify Delanzo Reeves and Floretta Reeves, personally known to me to be the same person(s) whose name^s is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he^y has signed, sealed, and delivered the said instrument of ~~his~~ free and voluntary act, for the used and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 4 day of March, 2024.

Venus A Whitfield (Notary Public)



AT 230 399 1/3
After recording mail to:
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

226NW409050PK

1 of 1

WARRANTY DEED

AFTER RECORDING MAIL TO:

R2022052774
KAREN A. STUKEL
WILL COUNTY RECORDER
RECORDED ON
07/11/2022 03:01:45 PM
RECORDING FEES: 42.00
IL RENTAL HSN: 9.00
CONSIDERATION: 143,000.00
WILL COUNTY TAX: 71.50
IL STATE TAX: 143.00
PAGES: 5
MKE

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Lucky Marketplace, Inc.
9028 Parkside Lane
St. John, IN 46373

THE GRANTOR: Jeremiah D. Conley, single, of **2865 11th Drive, Adams, WI 53910**, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Lucky Marketplace, Inc.** an ILLINOIS corporation, 9028 Parkside Lane, St. John, IN 46373, to have and to hold, the following described Real Estate, situated in the County of **Will**, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 2440 Old Western Ave., Park Forest, IL 60466

PIN: (21) 14-01-201-002-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit; (g) tenancies and occupants.

EXHIBIT H

DATED this 23rd day of JUNE, 2022.

[Signature]
Jeremiah D. Conley

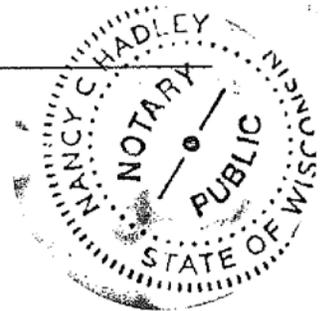
STATE OF WISCONSIN)
COUNTY OF JUNEAU) SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Jeremiah D. Conley**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 23 day of June, 2022.

[Signature]
Notary Public

comm exp.
12-10-2022



NAME AND ADDRESS OF PREPARER:

Jeffrey S. McDonald
Attorney at Law
216 W. Higgins Rd.
Park Ridge, IL 60068

LEGAL DESCRIPTION

Order No.: 22GNW409050PK

For APN/Parcel ID(s): 14-01-201-002-0000

THAT PART OF LOT 1 IN THE SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTER LINE OF A TRAVELED ROAD KNOWN AS OLD WESTERN AVENUE, SAID POINT BEING SOUTHERLY OF THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 1, A DISTANCE OF 294.3 FEET ALONG A LINE THAT MAKES AN ANGLE OF 75 DEGREES 27 MINUTES IN THE SOUTHEAST 1/4 WITH THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 1; THENCE NORTHWESTERLY 294.3 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4, SAID POINT BEING 304.52 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 1; THENCE WEST ALONG SAID NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 1, A DISTANCE OF 135 FEET; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID LOT 1 TO THE CENTER LINE OF SAID TRAVELED ROAD KNOWN AS OLD WESTERN AVENUE; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

MARY ANN STUKEL
WILL COUNTY RECORDER

AFFIDAVIT - METES AND BOUNDS

STATE OF IL

Document No.: _____

COUNTY OF Cook

Jeremiah D Conley, being duly sworn on oath, states that he ^{owns} ~~resides~~ at 2440 Old Western Ave., Park Forest, IL 60466-2609. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access.
2. The divisions of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act (July 17, 1959) into no more than two (2) parts and not involving any new streets or easements of access.
9. The sale of a single lot of less than five (5) acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

10 The conveyance is of land described in the same manner as title was taken by grantor(s).

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Will County, Illinois, to accept the attached deed for recording.

AFFIDAVIT - METES AND BOUNDS
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Jeremiah D Conley by Vicki Selle
Jeremiah D Conley *AS ATTORNEY IN FACT*

STATE OF Illinois

COUNTY OF Cook

Subscribed and sworn to before me this 28 of JUNE, 2022

Vicki Selle
Notary Public



ANNEXATION AND DEVELOPMENT AGREEMENT

THIS ANNEXATION AND DEVELOPMENT AGREEMENT (“Agreement”) is entered into this _____ day of ____, 2025 (the “Effective Date”), by and between the Village of Park Forest, an Illinois Home Rule Municipal Corporation, with its principal office at 350 Victory Drive, Park Forest, of Will and Cook Counties, Illinois (“Village”), and Lucky Marketplace, Inc. an Illinois Corporation, with principal office at 13604 S Archer Avenue, Lemont, IL 60439-4725. (“Owner”).

RECITALS

- A. Owner is the owner of record of approximately 1.67 acres of property described on **Exhibit A** attached hereto and made a part hereof (the “Subject Property”).
- B. The Subject Property has a common address of 2440 and 2460 W Old Western Avenue in unincorporated Will County, Illinois, and is improved with two single family homes.
- C. There are no electors residing on the Subject Property.
- D. The Subject Property is contiguous to the Village.
- E. The Owner has filed a Petition for Annexation pursuant to 65 ILCS 5/7-1-8 to annex the Subject Property to the Village, subject to the entry into this Agreement pursuant to 65 ILCS 5/11-15.1-1 *et seq.*
- F. Owner has plans to develop or improve the Subject Property into a gas station and quick service restaurant with a drive-through.
- G. The Parties acknowledge that annexation of the Subject Property to the Village and the Owner’s proposed use and development of the Subject Property will be compatible with and will further the planning objectives of the Village, will be of substantial benefit to the Village, will extend the corporate limits and jurisdiction of the Village, will permit orderly growth, planning

and development of the Village, will increase the tax base of the Village, and will promote and enhance the general welfare of the Village and its residents, and that the use and development of the Subject Property as herein contemplated will create job and economic growth opportunities

H. Pursuant to the applicable provisions of the Illinois Municipal Code, a proposed agreement similar in substance and in form to this Agreement was submitted to the President and Board of Trustees of the Village (hereinafter collectively referred to as the "Corporate Authorities") and a public hearing was held on [REDACTED], 2025 pursuant to notice published on [REDACTED], 2025 in the Chicago Tribune Daily Southtown, as provided by statute.

I. Pursuant to notice, as required by statute and ordinance, a public hearing was held by the Corporate Authorities on the requested zoning and development of the Property on [REDACTED], 2025.

J. All other and further notices, publications, procedures, public hearings and other matters attendant to the consideration and approval of this Agreement, the annexation of the Subject Property and the zoning and development of the Subject Property have been given, made, held and performed by the Village as required by Section 7-1-8 and Section 11-15.1-1 et seq. of the Illinois Municipal Code, 65 ILCS 5/7-1-8 and 5/11-15.1-1 et seq., and other applicable statutes, and all applicable ordinances, regulations and procedures of the Village.

K. The Corporate Authorities have duly considered all necessary petitions to enter into this Agreement, have considered the proposed zoning and development of the Subject Property and have further duly considered the terms and provisions of this Agreement and, by a resolution or ordinance duly adopted by a vote of two-thirds (2/3) of the Corporate Authorities then holding office, have authorized the Village President to execute and the Village Clerk to attest this Agreement on behalf of the Village.

L. Each Party has materially altered its respective position in reliance upon the execution of this Agreement and the performance of its terms and provisions by the other Parties.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants and agreements herein made, the Parties hereby agree as follows:

1. **Recitals.** The Parties acknowledge that the statements and representations contained in the foregoing recitals are true and accurate and incorporate such recitals into this Agreement as if fully set forth in this Article 1.

2. **Annexation of the Subject Property.**

a. At the same meeting of the Corporate Authorities at which the Village President is authorized to execute (and the Village Clerk is authorized to attest to) this Agreement and immediately after the execution of this Agreement by the Parties, the Corporate Authorities shall proceed, subject to the terms and conditions set forth in this Agreement, to consider the question of annexing the Subject Property to the Village and do all things necessary or appropriate to cause the Property to be validly annexed to the Village.

b. This Agreement in its entirety shall be null, void and of no force and effect unless the Subject Property is validly annexed to the Village in accordance with the terms of this Agreement and the Subject Property is validly zoned and classified in accordance with and as contemplated by this Agreement at the times specified herein. No action shall be taken by the Corporate Authorities to annex the Subject Property to the Village unless: (i) this Agreement has been fully executed by all Parties; (ii) the Subject Property is annexed to the Village, in its entirety, at one time (iii) the Corporate Authorities are prepared to immediately thereafter enact the Approvals Ordinance (including all items listed in Section 3 below) and (iv) Owner has submitted

all required applications and documentation required for the Corporate Authorities to approve Owner's requested licenses, including but not limited to liquor and gaming licenses.

3. **Development and Zoning of the Subject Property; Current and Future Land Uses; Model Building Codes.**

At the same meeting of the Corporate Authorities at which annexation of the Subject Property to the Village is approved, the Owner shall have submitted all required applications and documentation so that the Corporate Authorities can adopt all necessary ordinances and resolutions (the "Approval Ordinance") and take any and all other actions as may be necessary to approve Owner's site plan and achieve all of the following:

- (i) Rezone the Subject Property to the C-3 Commercial Corridor District.
- (ii) (1) Approval of all conditions affecting the Subject Property relating to access, floor area ratio, building height and setbacks, parking, and all other bulk requirements; and
 - (2) Approval of all current uses and business operations currently conducted on the Subject Property; and
 - (3) Approval of Owner's use of the Subject Property for a gas station and related uses as a permitted use.
 - (4) Approval of any required major variations including drive through pavement material, impervious surface, parking spaces, driveway width, and bicycle storage.
 - (5) Notwithstanding anything to the contrary in this Agreement, Owner shall be subject to all the requirements of current and updated model codes as adopted by the Village from time to time, including Village amendments to the

model codes, so long as such model code and amendments are of general applicability in the Village and should ensure that all requirements for the approval are Owner's site plan are met. These requirements shall include but not be limited to the following:

- (a) the Village International Fire Code and all other fire protection requirements including access requirements;
- (b) the Village stormwater management plan, Storm Water Drainage Plan, and Park Forest Stormwater Management Ordinance;
- (c) landscaping and snow storage requirements; and
- (d) Village sign ordinance requirements.

(6) Owner shall be subject to all requirements of the current and updated model codes related to infrastructure equipment and connection requirements and will comply with all Village infrastructure requirements noted for the approval of the Owner's site plan.

(7) In the event Owner proposes a new land use for all or part of the Subject Property, such proposal will be reviewed by the Village in accordance with then-applicable Village ordinances.

4. **Police Protection Service.** The Parties agree after the Subject Property is annexed into the Village, the Village will provide police protection services to the Property. The Village hereby represents and warrants to the Owner that the Owner will not be responsible for paying any impact fees or any other annexation-related fees arising out of the Village providing police protection to the Subject Property.

5. **Fire Protection Service.** The Parties agree after the Subject Property is annexed into the Village; the Village will provide fire protection services to the Property. The Village hereby represents and warrants to the Owner that the Owner will not be responsible for paying any impact fees or any other annexation-related fees arising out of the Village providing fire protection to the Subject Property.

6. **Special Service Areas.** The Village shall ensure the Subject Property is not located within a special service area or other special taxing authorities, such as a special service area created pursuant to the Special Service Area Tax Law, 35 ILCS 200/27 et seq., as amended, unless the Village first obtains the prior written consent of the Owner.

7. **Building Permits.** When the Owner applies to the Village for building permits, Village shall issue the building permits within fifteen (15) business days of receipt of application therefor or within fifteen (15) business days of the Village's receipt of the last of the documents reasonably required by Village ordinance to support such application. If the application is denied or delayed (as a result of a delay on the part of the Village's third-party plan review consultant), the Village shall provide the Owner with a written statement within said fifteen (15) business day period specifying the reasons for denial or for the delay of the application, including (i) a time frame in which the Village will complete its review of the application (which shall not exceed twenty-one (21) business days from receipt of the application), as the case may be; and (ii) specifications of the requirements of ordinance or law which the application or supporting documents fail to meet, and the Village shall issue such building permits promptly upon the Owner's compliance with those requirements. The Owner may apply for and the Village shall issue footing and foundation permits for any building upon filing of the necessary plans with the Village and the Village shall issue the balance of a building permit for such building or buildings

once water for fire protection is available within five-hundred (500) feet of the Subject Property (which fire protection water supply may be achieved through the use of temporary facilities reasonably approved by the Village) and, subject to the foregoing, such footing, foundation and building permits shall be issued prior to the availability of storm sewer, sanitary sewer, other potable water and roadway access service to such portion of the Subject Property; provided, however, that, notwithstanding the foregoing, no certificates of occupancy shall be issued for such portions of the Subject Property until the availability of such utilities and roadway access is demonstrated.

8. **Certificates of Occupancy.**

a. The Village shall issue certificates of occupancy to the Owner within ten (10) business working days of application therefor or issue a letter of denial within said period informing the Owner specifically as to what corrections are necessary as a condition to the issuance of a certificate and quoting the section of any applicable code, ordinance or regulation relied upon by the Village in its request for correction. Notwithstanding the foregoing, if the Village is unable to respond to an application for a certificate of occupancy within such ten-business day period as a result of a delay on the part of the Village's third-party plan review consultant, then the Village shall provide notice to the Owner of the same within such ten-business day period and the Village shall respond to the Owner's application within fifteen (15) business days from submittal of an application for a certificate of occupancy. The Owner's inability, due to adverse weather conditions, to install service walks, sidewalks, landscaping, and final grading, shall not delay the issuance of a temporary certificate of occupancy. Temporary certificates of occupancy shall also not be delayed in the event adverse weather conditions prevent construction of final surface courses on private drives.

b. At the Owner's request, the Village shall issue certificates of occupancy or temporary certificates of occupancy for portions of non-residential buildings under construction provided that the portion of the building proposed to be occupied is substantially completed and that the construction of the entire structure has progressed to the point that the Village has determined, using reasonable judgment, that the persons using the portions of such buildings for which the certificate is to be issued will not be endangered by construction in progress in other areas of the building and that the building is safe for such limited occupancy. Further, the Village shall grant, at the Owner's request, temporary certificates of occupancy to permit the Owner to install equipment and to stock inventory and otherwise prepare the applicable building for the operation of business.

#. Transfer of Village lot 21-14-01-201-006-0000. In order to facilitate the Owner's development, the Village has agreed to transfer title to parcel 21-14-01-201-006-0000 ("Village Parcel") to the Owner by quit claim deed in substantially the same form attached as Exhibit B. The Village will execute the quit claim deed following the last of the following actions: 1) Village approval and adoption of the annexation ordinance for the Subject Property; 2) the execution and recording of the plat of annexation for the Subject Property; and 3) the execution and recording of this Agreement. Owner agrees that the conveyance is conditioned on the completion of the subject development and issuance of a final certificate of occupancy. If a final certificate of occupancy is not issued by _____, ownership of the Village Parcel shall revert to the Village and Owner agrees that the quit claim deed will include restrictions outlining this automatic reversion and will execute all necessary documents to effectuate this provision.

9. **Disconnection From Steger Estate Fire Protection District.**

a. The Parties have jointly determined that upon annexation of the Subject Property by the Village, the Subject Property will be entitled to disconnection from the Steger Estate Fire Protection District as a matter of law under 70 ILCS 705/20. In the event the Steger Estate Fire Protection District files an action pursuant to 70 ILCS 705/20(b), the Parties will jointly defend any such action.

b. In the event disconnection is denied by court order, that court order shall not otherwise affect this Agreement.

c. In the event Steger Estate Fire Protection District (i) does not challenge the disconnection, or (ii) fails in its effort to prevent disconnection, then Owner shall reimburse the Village for all payments made by the Village to the Steger Estate Fire Protection District pursuant to 70 ILCS 705/20(d).

10. **Mutual Assistance.** The Parties shall do all things reasonably necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out the terms and objectives of this Agreement and the intentions of the Parties as reflected by said terms, including, without limitation, the giving of such notices, the holding of such public hearings, the enactment by the Village of such resolutions and ordinances and the taking of such other actions as may be necessary to enable the Parties' compliance with the terms and provisions of this Agreement and as may be necessary to give effect to the terms and objectives of this Agreement and the intentions of the Parties as reflected by said terms. No Party shall challenge the validity of this Agreement, or the ordinances adopted pursuant hereto.

11. **Remedies.**

a. Upon a breach of this Agreement, any of the Parties, in any court of competent jurisdiction in Cook County, Illinois, by an action or proceeding at law or in equity, may secure a

writ of mandamus, declaratory judgement or the specific performance of the covenants and agreements herein contained, may be awarded damages for failure of performance, or both. No action taken by any Party pursuant to the provisions of this Article 11 or pursuant to the provisions of any other Article of this Agreement shall be deemed to constitute an election of remedies and all remedies set forth in this Agreement shall be cumulative and non-exclusive of any other remedy either set forth herein or available to any Party at law or in equity.

b. In the event of a breach of this Agreement, the Party alleged to be in breach shall have thirty (30) days after written notice of said breach to correct the same prior to the non-breaching Party's seeking of any remedy provided for herein (provided, however, that said thirty (30) day period shall be reasonably extended if the defaulting party has initiated the cure of said default and is diligently proceeding to cure the same). Notwithstanding the foregoing, the Village shall strictly comply with the time limitations for building permits set forth in Article 7 and certificates of occupancy set forth in Article 8, and in the event the Village is in default of its obligations under said Articles, the Owner may immediately seek available remedies in connection with the issuance of building permits and certificates of occupancy.

c. If any of the Parties shall fail to perform any of its obligations hereunder, and the Party affected by such default shall have given written notice of such default to the defaulting Party, and, such defaulting Party shall have failed to cure such default within thirty (30) days of such default notice (provided, however, that said thirty (30)-day period shall be reasonably extended if the defaulting Party has initiated the cure of said default and is diligently proceeding to cure the same and which period shall not apply to the time frames set forth in Articles 7 and 8 as set forth above), then, in addition to any and all other remedies that may be available, either at law or in equity, the Party affected by such default shall have the right (but not the obligation) to

take such action as in its reasonable discretion and judgment shall be necessary to cure such default. In such event, the defaulting Party hereby agrees to pay and reimburse the Party affected by such default for all reasonable costs and expenses (including attorneys' fees and litigation expenses) incurred by it in connection with any action taken to cure such default.

d. The failure of the Parties to insist upon the strict and prompt performance of the terms, covenants, agreements and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

e. If the performance of any covenant to be performed hereunder by any Party is delayed as a result of circumstances which are beyond the reasonable control of such Party (which circumstances may include acts of God, war, acts of civil disobedience, strikes or similar acts) the time for such performance shall be extended by the amount of time of such delay. The Party claiming delay of performance as a result of any of the foregoing "force majeure" events shall deliver written notice of the commencement of any such delay resulting from such force majeure along with an estimate of the duration of such delay event not later than seven (7) days after the claiming Party becomes aware of the same.

f. In the event legal action or other proceeding is brought for enforcement of this Agreement or with respect to an alleged breach, default or misrepresentation, the successful or prevailing Party shall be entitled to recover from the non-prevailing Party its reasonable attorneys' fees and related costs (including any fees and costs incident to appeals) in addition to any other relief hereunder to which such Party may be entitled.

12. **Term.** This Agreement shall be binding upon the Parties and their respective successors and assigns for twenty (20) years, commencing as of the Effective Date, and for such further term as hereafter may be authorized by state statute. If any of the terms of this Agreement or the annexation or zoning of the Subject Property is challenged in any court proceeding, then, to the extent permitted by law, the period of time during which such litigation is pending shall not be included in calculating said twenty (20) year period. The expiration of the Term of this Agreement shall not affect the continuing validity of the zoning of the Subject Property, any ordinance enacted by the Village pursuant to this Agreement or any agreement separately entered into by the Parties pursuant to this Agreement.

13. **Miscellaneous.**

a. **Amendments.** This Agreement may be amended only by the mutual consent of the Parties through the execution of an amendment to this Agreement by the Parties or their successors in interest. Notwithstanding the foregoing, where the subject matter of an amendment to this Agreement relates to a portion of the Subject Property only, such amendment need be executed only by the Village and by the then-owner(s) of such portion of the Subject Property and need not be executed by the owners of the unrelated portions of the Subject Property; provided, however, that any amendment to this Agreement shall require the written consent and joinder of the Owner, whether or not the Owner is then the owner of the affected portion of the Subject Property, for so long as the Owner has or retains an interest in any portion of the Subject Property. Further, the Approvals Ordinance and the documents referenced therein shall not be revoked, amended, or modified during the Term hereof without the written consent of both the Village and the Owner. Where the subject of a proposed amendment or change to the Approvals Ordinance, the preliminary development plan(s) or any final development plan(s) relates to a portion of the

Subject Property only, the petition or application for such amendment need be executed only by the then-owner(s) of the applicable portion of the Subject Property and need not be executed by the owners of the unrelated portions of the Subject Property; provided, however, that any petition or application for an amendment or change to the Approvals Ordinance, the preliminary planned unit development plan(s) or any final preliminary planned unit development plan(s) shall in all cases require the written consent and joinder of the Owner, whether or not the Owner are then the owner of the affected portion of the Subject Property, for so long as the Owner has or retains an interest in any portion of the Subject Property. Amendments to the Approvals Ordinance affecting the Subject Property (or any designated portion thereof) and any modifications or changes to the information contained in Exhibits B and C sought by the Owner may be considered and acted on by the Corporate Authorities without the requirement of an amendment to this Agreement provided that applicable requirements of this Paragraph 13a and of the Zoning Ordinance, including the Appendix A of the Village's Unified Development Ordinance, are satisfied and that the Corporate Authorities vote to grant the requested amendment in the lawful exercise of their legislative discretion.

b. **Severability.** If any provision, covenant, agreement or portion of this Agreement or its application to any person, entity or property is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants or portions of this Agreement, and to that end, all provisions, covenants, agreements and portions of this Agreement are declared to be severable. If for any reason the annexation or zoning of the Property is ruled invalid, in whole or in part, the Corporate Authorities, as soon as possible, shall take such actions (including the holding of such public hearings and the adoption of such ordinances and resolutions) as may be

necessary to give effect to the spirit and intent of this Agreement and the objectives of the Parties, as disclosed by this Agreement.

c. **Entire Agreement.** This Agreement sets forth all agreements, understandings, and covenants between and among the Parties relative to the matters herein contained. This Agreement supersedes all prior agreements, negotiations, and understandings, written and oral, relative to the matters herein contained and shall be deemed a full integration of the entire agreement of the Parties.

d. **Survival.** The provisions contained herein shall survive the annexation of the Subject Property and shall not be merged or expunged by the annexation of the Subject Property to the Village.

e. **No Obligation to Commence Development.** Nothing contained in this Agreement shall be deemed or construed as the obligation of the Owner to proceed with the development of the Subject Property. Rather, the rights and obligations of the Owner stated herein shall be deemed the standards for performance provided the Owner proceeds with the development of the Subject Property (or applicable phase thereof).

f. **Relationship of the Owner; Successors and Assigns.** This Agreement shall inure to the benefit of and shall be binding upon the Owner and its respective successors, grantees, lessees, transferees and assigns, and upon successor corporate authorities of the Village and successor municipalities, and shall constitute a covenant running with the land; provided, however, that any rights specifically reserved herein to the Owner shall not inure to the benefit of its successors and assigns unless specifically assigned in a written instrument or conveyed by operation of law. This Agreement may be assigned by the Owner without Village approval and, upon said assignment and acceptance by an assignee, the assignor shall have no further obligations

hereunder. If all or any portion of the Subject Property is sold, and subject to the Owners' reservation of rights above, the seller thereof shall be deemed to have assigned to the purchaser thereof, and such purchaser shall be deemed to have assumed, any and all rights and obligations such seller may have under this Agreement which affect the portion of the Subject Property sold or conveyed, and thereafter such seller shall have no further rights or obligations under this Agreement as it relates to the portion of the Subject Property conveyed unless and to the extent expressly reserved by such seller.

g. **Memorandum of Agreement.** The parties shall cause a Memorandum of this Agreement to be recorded against the Subject Property with the Recorder of Deeds of Will County, Illinois.

h. **Notices.**

(i) All notices, demands, requests or other communications required or permitted hereunder shall be in writing and shall be:

(1) Personally delivered to the party to whom it is sent, effective on the date of such delivery; or

(2) Sent via overnight delivery through a nationally recognized courier service to the party to whom it is sent, effective on the date of the delivery of such notice to said courier for such delivery, all as follows:

If to Village:

Village of Park Forest
350 Victory Drive
Park Forest, Illinois 60466
Attention: Village Manager
Tel: (708) 283-5602

with a copy to:

John Murphey
Odelson, Murphey, Frazier & McGrath,
Ltd.
3318 West 95th Street
Evergreen Park, Illinois 60805
Tel: (708) 424-5678

If to Owner:

PARAMVIR SINGH
LUCKY MARKETPLACE, INC.
13604 S Archer Ave
Lemont, IL 60439
Tel: (123) 456-7890

with a copy to:

XXX
XXX
13604 S Archer Ave
Lemont, IL 60439
Tel: (123) 456-7890

(ii) Any notice, demand, request or other communication required or permitted hereunder may be made only upon a party's attorney, which shall be effective for all purposes.

(iii) For purposes of this Agreement, a "business day", "working day" or similar term shall mean all Mondays, Tuesday, Wednesday Thursdays and/or Fridays that: 1) do not fall on a United States and/or State of Illinois legal holiday; and 2) do not fall on a day when the Village departments are not conducting regular administrative operations.

i. **Time of Essence.** Time is of the essence of this Agreement and of each and every provision hereof.

j. **Exhibits.** All exhibits attached hereto are declared to be a part of this Agreement and incorporated herein by this reference.

k. **Interpretation.** This Agreement has been jointly negotiated by the Parties and shall not be construed against a Party because that Party may have primarily assumed responsibility for the drafting of this Agreement.

l. **Approval**. Unless otherwise expressly set forth herein to the contrary, wherever any approval or consent of a Party is called for under this Agreement, the same shall not be unreasonably withheld, qualified, or delayed.

m. **Estoppel Letter**. Upon request by either Party, a party to this Agreement shall deliver to the other party as may be designated by the receiving party, estoppel letters stating that this Agreement is in full force and effect and that there are no outstanding violations of the provisions of this Agreement or identifying each known violation and the steps necessary to cure it.

n. **No Restraint on Alienation**. Nothing in this Agreement shall prevent the alienation, mortgage, lease, encumbrance or sale of the Subject Property or any part thereof.

o. **Effective Date**. For purposes of this Agreement, the “Effective Date” shall be the later of the dates of execution of this Agreement by both of the Parties.

[BALANCE OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Effective Date as defined herein and, by so executing, each of the Parties warrants that it possesses full right and authority to enter into this Agreement.

OWNER:

Lucky Marketplace, Inc.

By: _____

Its: _____

VILLAGE:

Village of Park Forest

By: _____

Village President

ATTEST:

By: _____

Village Clerk

DRAFT

EXHIBIT A

LEGAL DESCRIPTION

P.I.N. 21-14-01-201-001-0000

THAT PRT OF LOT 1 IN THE SUB OF THE E1/2 NE1/4 OF SEC 1, T34N-R13E, N OF THE S BOUNDARY LN OF THE RD KNOWN AS OLD WESTERN AVE, DAF: COMM AT A PT ON THE N LN OF SD LOT 1 WHICH IS 439.52FT W OF THE NE COR OF SD LOT 1, THC S ON A LN PARL WITH W LN OF SD LOT 1 TO THE S LN OF OLD WESTERN AVE; THC NW'LY ALG THE S LN OF OLD WESTERN AVE TO THE PT OF ITS INTERSECTION WITH W LN OF SD LOT 1; THC N ALG THE W LN OF SD LOT 1 TO THE NW COR OF SD LOT 1; THC E ALG THE N LN OF SD LOT 1, A DIST OF 220.48 FT TO THE POB.

P.I.N. 21-14-01-201-002-0000

THAT PRT OF LOT 1 IN THE SUB OF THE NE1/4 OF SEC 1, IN T34N-R13E, DAF: COMM AT A PT IN THE CNTR LN OF TRAVELLED RD KNOWN AS THE OLD WESTERN AVE, SD PT BEING S'LY OF THE N LN OF THE NE1/4 OF SEC.1, A DIST OF 294.3 FT ALG A LN THAT MAKES AN ANGLE OF 75 DEG 27' IN THE SE1/4 WITH THE N LN OF SD NE1/4 OF SEC.1, THC NW'LY 294.3 FT TO THE N LN OF SD NE1/4, SD PT BEING 304.52 FT W OF THE NE COR OF THE NE1/4 OF SEC.1, THC W ALG SD N LN OF THE NW1/4 OF SEC.1, A DIST OF 135 FT, THC S & PARL TO THE W LN OF SD LOT 1, TO THE CNTRLN OF SD TRAVELLED RD, KNOWN AS THE OLD WESTERN AVE. THC SE'LY ALG THE CNTRLN OF SD RD TO THE POB.



EXHIBIT K

Village of Park Forest

Economic Development & Planning Dept.
350 Victory Drive
Park Forest, IL 60466
Phone 708.283.5617 Fax 708.748-4355

INVOICE

Business: Lucky Marketplace, Inc.
2460 Old Western Ave.
Park Forest, IL 60466

#	Quick Code	DESCRIPTION	AMOUNT
001	ECO301	Fee for the Zoning Map Amendment	\$100.00
002	ECO415	SITE PLAN REVIEW	\$100.00
003	ECO153	ZONING VARIATION – Driveway width	\$100.00
004	ECO153	ZONING VARIATION – Number of parking spaces	\$100.00
005	ECO153	ZONING VARIATION – Number of contiguous parking spaces	\$100.00
006	ECO153	ZONING VARIATION – Sign size	\$100.00
		TOTAL	\$600.00

Please make all checks payable to The Village of Park Forest.
Payment is **UPON RECEIPT**.
WE APPRECIATE YOUR BUSINESS!

EXHIBIT K

VILLAGE OF PARK FOREST
CUSTOMER SERVICE
350 VICTORY DRIVE
PARK FOREST, IL 60466
Phone : (708) 748-1112

Received From: LUCKY MARKETPLACE
Date: 01/02/2026 Time: 2:53:45 PM
Receipt: 553947
Cashier: egarza

ITEM REFERENCE	AMOUNT
ECO301 REZONING REQUEST PERMIT	
REZONING REQUEST PERMIT	\$100.00
ECO415 PLAN REVIEW FEE	
PLAN REVIEW FEE	\$100.00
ECO153 PETITION FOR CONDITIONAL USE	
ZONING - DRIVEWAY	\$100.00
ECO153 PETITION FOR CONDITIONAL USE	
ZONING - NUMBER OF PARKING SP	\$100.00
ECO153 PETITION FOR CONDITIONAL USE	
ZONING - NUMBER CONTIGUO PK	\$100.00
ECO153 PETITION FOR CONDITIONAL USE	
ZONING - SIGN SIZE	\$100.00

TOTAL	\$600.00
CHECK 1042	\$600.00
Total Tendered:	\$600.00
Change:	\$0.00

Sold To:

Village of Park Forest - CU00422464
350 Victory Dr
Park Forest, IL 60466-2003

Bill To:

Village of Park Forest - CU00422464
350 Victory Dr
Park Forest, IL 60466-2003

Certificate of Publication:

Order Number: 7923629

Purchase Order: Village of Park Forest

State of Illinois - Cook

Chicago Tribune Media Group does hereby certify that it is the publisher of the Daily Southtown. The Daily Southtown is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Park Forest, Township of Rich, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the Daily Southtown, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 1/25/2026, and the last publication of the notice was made in the newspaper dated and published on 1/25/2026.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

PUBLICATION DATES: **Jan 25, 2026.**

Daily Southtown

In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

26th Day of January, 2026, by

Chicago Tribune Media Group

Jeremy Gates

Notice of Public Hearing

Notice is hereby given that, pursuant to the Illinois Municipal Code, a Public Hearing will be held by the Park Forest Planning and Zoning Commission on February 10, 2026, at 7:00 P.M. in the Village Board Room, 350 Victory Drive, Park Forest, Illinois, to hear a request for a Zoning Map Amendment in accordance with Article VIII-3.E (Zoning Text and Map Amendment) and requests for four Major Variations in accordance with Article VIII-3.D (Variation) of the Unified Development Ordinance for the property located at 23401 Western Avenue and 2440 Old Western Avenue, Park Forest, Illinois 60466, and a vacant parcel located directly south of Steger Road and east of South Western Avenue also known by the following Property Identification Numbers: 21-14-01-201-006-0000, 21-14-01-201-001-0000, and 21-14-01-201-002-0000.

The proposed zoning change and major variations are being considered in conjunction with a proposed annexation and development agreement between the Village of Park Forest and Lucky Marketplace, Inc. The subject property includes property in Unincorporated Will County zoned R-2 and one property in Park Forest zoned R-1. The Unincorporated Will County property will be proposed to be annexed into the Village of Park Forest. The proposed change to the zoning map is intended to permit the subject property to be used for a gas station and convenience store.

As part of the annexation process, the official zoning map of the Village of Park Forest is proposed to be amended to zone the subject property from the default R-1 zoning district upon annexation and current R-1 zoning designation to the proposed zoning of C-3, Corridor Commercial. The proposed zoning is in alignment with the proposed terms of the annexation and development agreement.

The Major Variation petitions request approval for a Major Variation to Article V.9.A (Maximum Driveway Width) to increase the maximum width to 36 feet, a Major Variation to Article V.2.A.4 (Maximum Number of Parking Spaces) to increase the maximum number of parking spaces from 15 spaces to 21 spaces, a Major Variation to Article VI.5.D.2.a (Landscape Island Spacing) to reduce the number of landscape islands from three islands to zero islands, and a Major Variation to Article VII.B.8.c (Pole Sign Size) to increase the maximum sign area from 48 square feet to 72 square feet.

These petitions were submit-

ted by Shamir Manhani, President, Lucky Marketplace, Inc., the owner of 23401 Western Avenue and 2440 Old Western Avenue, Park Forest, Illinois, 60466. A legal description of this property and additional information regarding this request is on file with the Department of Economic Development and Planning of the Village of Park Forest.

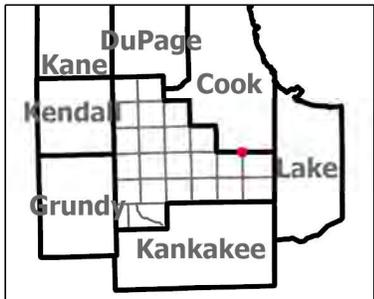
All interested parties are invited to participate in this Public Hearing and will be given an opportunity to be heard. Comments may be submitted by email to ajbrown@vopf.com or by US Postal Service to 350 Victory Drive, Park Forest IL 60466, ATTN: Andrew J. Brown. Mail or email comments must be received no later than 5:00 pm on Tuesday, February 10, 2026, to be entered into the public record at the Planning and Zoning Commission public hearing. Individuals having questions or desiring additional information may contact the Department of Economic Development and Planning at 708-283-5622 or ajbrown@vopf.com prior to the hearing date.

Andrew J. Brown, AICP
Assistant Director
Department of Economic
Development and Planning
1/25/26 7923629



EXHIBIT L

Public Notification Map



Legend

Roadways

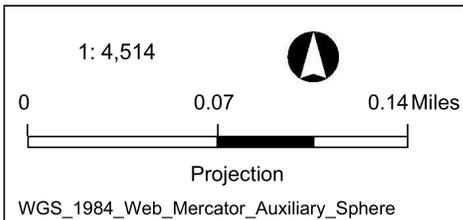
- Federal (Yellow line)
- State (Red line)
- County (Blue line)
- Local and Private (Grey line)

Parcels (Green outline)

Townships (Black outline)

Notes

Date: 12/10/2025



Disclaimer of Warranties and Accuracy of Data: Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. The County and elected officials provide this information on an "as is" basis. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, freedom from contamination by computer viruses or hackers and non-infringement of proprietary rights are disclaimed. Changes may be periodically made to the information herein; these changes may or may not be incorporated in any new version of the publication. If you have obtained information from any of the County web pages from a source other than the County pages, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out of date. It is recommended that careful attention be paid to the contents of any data, and that the originator of the data or information be contacted with any questions regarding appropriate use. Please direct any questions or issues via email to gis@willcountyillinois.com.



January 22, 2026

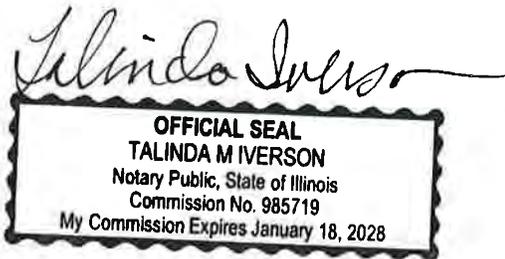
Mr. Andrew Brown
Village of Park Forest
350 Victory Drive
Park Forest, IL 60466

Dear Mr. Brown,

I, Christian Kalischefski, with WT Group AEC, LLC certify that I mailed the public notice, which is attached to this letter, to all of the property owners within 250 feet of locations 23401 Western Avenue and 2440 Old Western Avenue, Park Forest, Illinois 60466 on January 22, 2026.

Respectfully Submitted,

Christian Kalischefski
WT Group, LLC
Principal in Charge, Licensed Architect
Design & Program Management



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Notice is hereby given that, pursuant to the Illinois Municipal Code, a Public Hearing will be held by the Park Forest Planning and Zoning Commission on February 10, 2026, at 7:00 P.M. in the Village Board Room, 350 Victory Drive, Park Forest, Illinois, to hear a request for a Zoning Map Amendment in accordance with Article VIII-3.E (Zoning Text and Map Amendment) and requests for four Major Variations in accordance with Article VIII-3.D (Variation) of the Unified Development Ordinance for the property located at 23401 Western Avenue and 2440 Old Western Avenue, Park Forest, Illinois 60466, and a vacant parcel located directly south of Steger Road and east of South Western Avenue also known by the following Property Identification Numbers: 21-14-01-201-006-0000, 21-14-01-201-001-0000, and 21-14-01-201-002-0000.

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As part of the annexation process, the official zoning map of the Village of Park Forest is proposed to be amended to zone the subject property from the default R-1 zoning district upon annexation to the proposed zoning of C-3, Corridor Commercial. The proposed zoning is in alignment with the proposed terms of the annexation and development agreement.

The Major Variation petitions request approval for a Major Variation to Article V.9.A (Maximum Driveway Width) to increase the maximum width to 36 feet, a Major Variation to Article V.2.A.4 (Maximum Number of Parking Spaces) to increase the maximum number of parking spaces from 15 spaces to 21 spaces, a Major Variation to Article VI.5.D.2.a (Landscape Island Spacing) to reduce the number of landscape islands from three islands to zero islands, and a Major Variation to Article VII.B.8.c (Pole Sign Size) to increase the maximum sign area from 48 square feet to 72 square feet.

EXHIBIT L

These petitions were submitted by Shamir Manhani, President, Lucky Marketplace, Inc., the owner of 23401 Western Avenue and 2440 Old Western Avenue, Park Forest, Illinois, 60466. A legal description of this property and additional information regarding this request is on file with the Department of Economic Development and Planning of the Village of Park Forest.

All interested parties are invited to participate in this Public Hearing and will be given an opportunity to be heard. Comments may be submitted by email to ajbrown@vopf.com or by US Postal Service to 350 Victory Drive, Park Forest IL 60466, ATTN: Andrew J. Brown. Mail or email comments must be received no later than 5:00 pm on Tuesday, February 10, 2026, to be entered into the public record at the Planning and Zoning Commission public hearing. Individuals having questions or desiring additional information may contact the Department of Economic Development and Planning at 708-283-5622 or ajbrown@vopf.com prior to the hearing date.

Andrew J. Brown, AICP
Assistant Director
Department of Economic Development and Planning

EXHIBIT L



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