

AGENDA
PARK FOREST PLANNING AND ZONING COMMISSION

Park Forest Village Hall
Board Room

7:00 P.M.

TUESDAY
January 13, 2026

1. Planning and Zoning Commission Call to Order
2. Review of Minutes
 - a. October 14, 2025, Regular Planning and Zoning Commission Meeting
3. Petitions
4. Audience to Visitors
5. New Business
 - a. Price Proclamation Review
 - b. 2025 Accomplishments
 - c. 2026 Goals & Objectives
 - d. Sexual Harassment Training
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.

**Park Forest
Planning and Zoning Commission Meeting Minutes
Park Forest Board Room
Tuesday, October 14, 2025**

Present: Vice Chair Marguerite Hutchins; Commissioners Samuel Brooks, Cynthia Burton-Prete, Doug Price; Trustee Liaison John Moore

Staff: Andrew Brown, Assistant Director of Economic Development and Planning

Absent: Chair Vernita Wickliffe Lewis; Commissioner Denise Poston

Visitors: Serghei Blajco, David Oxley, Giedrius Lescinskas, Phillip Perkins, and Jon Kindseth, Village Manager

Call to Order: Hutchins called the meeting to order at 7:02 p.m.

Review of Minutes:

a. September 9, 2025, Regular Planning and Zoning Commission Meeting

On page 3, in the first paragraph where it states, “She wanted to get more input on a different level and discussed...” The ‘ed’ in ‘discussed’ should be removed.

On page 3, in the last paragraph where it states, “A question Poston had for Blajco was what the advantage was for his business...” The sentence should be changed to, “Poston asked Blajco what was the advantage for his business...”

On page 5, at the top where it states, “...Burton-Prete noted that earlier in the meeting there was language barrier.” ‘A’ needed to be added between ‘was’ and ‘language.’

On page 5, in the first paragraph where it states, “Price again voiced his concerns regarding the Commissioners blurring the lines of what they can asked regarding the nature of the type of business verses safety issues, egress, landscaping, etc.” ‘Asked’ should be changed to ‘ask.’

On page 5, in the fourth paragraph where it states, “She doesn’t want a future business to have an environmental issue or something like that.” The last part of the sentence needs to be changed to ‘...or other issues that conflict with the UDO.’

A motion to approve the minutes with corrections was made by Price and seconded by Brooks. All in favor. The minutes were approved with corrections.

Petitions:

a. Public Hearing – Zoning Map Amendment: Vladimir Kuznetsov, 226 Monee Road, Park Forest, IL 60466 – Continuation

Brown provided background information to the Planning and Zoning Commission and the public in attendance, stating that they were continuing with the public hearing for the petition for the zoning map amendment, annexation petition and agreement from the previous meeting. He stated that he consulted with the Village’s attorney, and they advised that the Commission is allowed to make recommendations for zoning map amendments to the Board. However, the Board has the authority to make their own decisions when it comes to annexations. A recommendation regarding the annexation agreement or annexation petition does not fall under the authority of the Planning and Zoning Commission.

Hutchins then opened the public hearing at 7:10 p.m.

Oxley addressed the Commission on behalf of the applicant. He stated that he was at the public hearing to help with translation and to answer any questions the Commission may have regarding the zoning map amendment request. He gave a summary of the owner’s plans stating that they are looking to combine all three unincorporated County parcels under the Village’s C-3 zoning so that they will have the ability to not only repair cars but also sell them.

Brooks stated that he felt the questions he had from the previous meeting were sufficiently answered. Brooks did ask Oxley if he was a part of the business and Oxley replied by saying he was not a part of the business but there to help interpret for the business owner.

Hutchins closed the public hearing at 7:21 p.m.

Hutchins then directed the Commission to read through the eight Zoning Text and Map Amendment Standards, participate in any deliberation required, and vote on each standard. Brown noted that the recommendation should follow a balance of the eight standards, and not all standards are required to be met. Hutchins then guided the Commission through all eight standards.

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

Burton-Prete asked the Commission if they should wait for the other two Commissioners who were absent from the meeting before voting on the amendments. The Commission felt like the quorum at the meeting allowed the Commission to vote on the zoning map amendment and that they should move forward since this meeting had already been continued.

Hutchins asked for deliberation on this standard by the Commission. Price noted that the staff supported the standard based on their staff report.

Burton-Prete inquired if it would be required for the owner/applicant to come back to the Commission to request ingress and egress on Tamarack if the owner/applicant decides that they want to redevelop their parcel in the future. Brown stated there are two possible scenarios that

could occur. The first possibility is if the Board accepts the annexation petition, annexation agreement, and zoning map amendment and the parcels are annexed into the Village, then the owner/applicant could propose a site plan to the Village for any changes they are planning to make. That new site plan would then have to follow the Village's Unified Development Ordinance (UDO). The second scenario would be that if the annexation is not accepted and the owner/applicant wanted to connect to Tamarack as an unincorporated property, then the connection would have to meet DPW standards for connecting to a Village street. However, the site plan would not need to meet UDO site plan standards since the property would not be incorporated in the Village.

For the first Zoning Text and Map Amendment Standard the Commission voted as follows: Four (4) votes (Brooks, Burton-Prete, Price, Hutchins) in the affirmative on the first Standard and no votes in opposition to the finding for the first Zoning Text and Map Amendment Standard.

- 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.*

Price noted that there are multiple zoning districts in this area already and a significant majority are C-3. The most physically near areas and the existence of Monee Road make this compatible with the types of activity in a C-3 Zoning District. Price stated there is a preponderance of that type of activity in that area and he believes it is compatible.

Brooks shared Price's points and noted the staff report supported this claim.

For the second Zoning Text and Map Amendment Standard the Commission then voted as follows: Four (4) votes (Brooks, Burton-Prete, Price, Hutchins) in the affirmative on the second Standard and no votes in opposition to the finding for the second Zoning Text and Map Amendment Standard.

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

Price noted that this part of Will County hasn't been a part of the Village's Comprehensive Plan, but that the other part of Will County has been part of the Village's plans and goals. This constitutes a public benefit from existing business and tax base and existing contributor located in Will County. Despite the fact the Village's goals focus on Western Avenue it does see Village goals being achieved.

For the third Zoning Text and Map Amendment Standard the Commission then voted as follows: Four (4) votes (Brooks, Burton-Prete, Price, Hutchins) in the affirmative on the third Standard and no votes in opposition to the finding for the third Zoning Text and Map Amendment Standard.

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

Price stated that there is minor change when considering this standard, but development is increased slightly if the zoning map changed. Price argued that operating a business entirely in a municipality versus a municipality and an unincorporated county is easiest and beneficial for the owner.

For the fourth Zoning Text and Map Amendment Standard the Commission then voted as follows: Four (4) votes (Brooks, Burton-Prete, Price, Hutchins) in the affirmative on the fourth Standard and no votes in opposition to the finding for the fourth Zoning Text and Map Amendment Standard.

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

Price stated that this amendment does provide the community with a specific use for automotive sales and services.

For the fifth Zoning Text and Map Amendment Standard the Commission then voted as follows: Four (4) votes (Brooks, Burton-Prete, Price, Hutchins) in the affirmative on the fifth Standard and no votes in opposition to the finding for the fifth Zoning Text and Map Amendment Standard.

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

Price noted that this amendment would provide clarification to what would or could be developed on these parcels moving forward.

For the sixth Zoning Text and Map Amendment Standard the Commission then voted as follows: Four (4) votes (Brooks, Burton-Prete, Price, Hutchins) in the affirmative on the sixth Standard and no votes in opposition to the finding for the sixth Zoning Text and Map Amendment Standard.

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

A motion was made by Price that standard seven (7) is not applicable. It was seconded by Burton-Prete. All in favor. Standard number seven (7) was found not applicable and not voted on by the Commission.

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.

Price stated that he mentioned part of his answer earlier. The Village Comprehensive Plan and the subcategories do not speak to this area specifically, but the similarities of our goals as they

relate to the Comprehensive Plan and the UDO and access to Will County Annexation fit with the Village's goals and what the Village Board has been trying to do for a while.

For the eighth Zoning Text and Map Amendment Standard the Commission then voted as follows: Four (4) votes (Brooks, Burton-Prete, Price, Hutchins) in the affirmative on the eighth Standard and no votes in opposition to the finding for the eighth Zoning Text and Map Amendment Standard.

Price made a motion that the Planning and Zoning Commission make a recommendation regarding the zoning map amendment request as it relates to 226 Monee Road to recommend that the Planning and Zoning Commission recommends approval to the Board of Trustees because all applicable standards were met. The motion was seconded by Hutchins.

The aye vote followed: Brooks, Burton-Prete, Price, Hutchins. There were no nay votes. The motion was approved.

Audience to Visitors

a. Jon Kindseth, Village Manager, Park Forest

Hutchins moved to the Visitors section of the agenda and welcomed Kindseth. In response to a question from Burton-Prete regarding the Village's biggest challenges beyond the grocery store, Kindseth stated that the Board's decision to hire him from outside the organization reflected a desire for new perspectives. He noted that Park Forest has historically operated in certain ways and that one issue currently on his radar is annexation, particularly given that the Village already provides utilities to several properties outside its jurisdiction. Burton-Prete stated that western annexation remains a priority of the Planning and Zoning Commission. Kindseth responded that the current conditions present a favorable opportunity for annexation, noting that communities with strong utility infrastructure are often desirable. He added that while property tax considerations remain a challenge and forced annexation authority is limited, the Village should consider what incentives could encourage voluntary annexation.

Price asked what initially attracted Kindseth to the position of Village Manager. Kindseth cited the Village's reputation for stability, ethical governance, and strong leadership, noting that consistent political leadership often translates into effective staff operations. He also highlighted the quality of the Village's staff and leadership team and stated that he enjoys addressing challenges, expressing optimism about Park Forest's future. In further discussion, Kindseth noted that Village ownership of the downtown area presents a unique and potentially transformational opportunity. Brooks asked whether Kindseth was familiar with Park Forest's history as the nation's first planned community following World War II. Kindseth responded that while he learned more through research, he was aware of the Village's extensive use of boards and commissions.

Price emphasized several strengths of the Village relevant to annexation efforts, including ethical governance, institutional continuity, and long-tenured police, fire, and municipal staff. He noted

that such stability is uncommon in Illinois municipal government and identified water infrastructure and the preservation of quality affordable housing as major future challenges. Price further noted that approximately 20 percent of Park Forest's housing stock consists of cooperative housing, a model that has not been widely replicated since the 1960s and remains a significant community asset. Moore commented on Kindseth's leadership during early challenges, including issues related to Autumn Ridge, noting that while the situation caused volatility, progress was made through receivership and continued focus on solutions. Kindseth added that staff have addressed several internal operational matters, including fees and personnel policies, and noted improvements at Autumn Ridge, including elevator repairs and unit inspections. He also referenced ongoing work related to the Aqua Center project and recent emergency incidents within the Village.

Additional discussion addressed broader issues including information dissemination timelines, increasing reliance on electronic systems, and structural challenges related to property ownership through limited liability companies. Kindseth noted that changes in ownership structure at Autumn Ridge had led to improved asset protection and management, including the hiring of Red Oak Management. Burton-Prete commented on past communication practices with former Village management, and Hutchins thanked Kindseth for attending the meeting and engaging with the Commission.

New Business:

a. Review – 226 Monee Road, Park Forest, IL 60466 – Annexation Petition

Brown reviewed the Annexation Petition. Brown stated that the Planning and Zoning Commission does not make any recommendations when it comes to annexation petitions. However, it does allow the Commissioners to have an open discussion regarding annexation petitions.

Brown opened the floor up to the Commissioners if they wanted to discuss the annexation petition. There were no questions or comments.

Old Business: None

Communications:

- a. **Member Communications:** Burton-Prete addressed the Commission regarding professionalism and decorum, stating that while Commissioners have worked together for an extended period and are familiar with one another's individual styles, maintaining respectful conduct remains essential. She expressed concern regarding behavior she characterized as antagonistic toward her during a prior meeting and stated that such conduct was unacceptable. Burton-Prete noted that she communicated her concerns to several individuals following the meeting and wished to place her concerns on the record. She further stated that she does not have control over the actions of other Commissioners and expressed uncertainty regarding her continued service on the Commission if similar issues persist.

Hutchins stated that she wished to apologize for any instances of disrespect that may have occurred.

Price stated that following the prior meeting, he sent a formal written apology to Poston, acknowledging that his conduct had been inappropriate and apologizing for behavior he characterized as bullying and disrespectful. Burton-Prete noted that multiple individuals were affected by the conduct. Price further stated that he had apologized to Moore at a subsequent meeting and acknowledged that, had he fully considered the impact of his actions, he should have included additional Commissioners in his apology.

Burton-Prete also raised a question regarding the presence of roosters within the Village, citing a property located at 135 Wells Street where a rooster was reportedly received from a neighboring resident. She further indicated that there may be additional instances elsewhere in the Village. Brooks commented that during past walks along the Old Plank Trail, he recalled hearing roosters in the area. Burton-Prete added that the rooster was reportedly provided by a neighbor and inquired about how such situations are addressed. Brown stated that he will speak with Carrie since she handles the requests for chicken coops.

Hutchins inquired if there were any applicants for the 211th St Transit Oriented Development. Brown stated that they did not have any at that time.

Hutchins mentioned the Commissioner's Dinner on Tuesday, November 11, 2025. There will be no Planning and Zoning Commission meeting that day.

- b. **Trustee Comments:** Moore stated that the Board surveyed residents regarding the Aqua Center changes. Moore stated that he is confident that the Board will pick the right path regarding the Aqua Center renovation. Trustee Moore also stated the Village received a state grant that will go towards the Village's capital cost for the upgrades and that the grant was from the help of Representative DeLuca and Senator Joyce.
- c. **Staff Communications:** Brown stated the Village has opened the waitlist for round two of the Home Repair and Accessibility Program (HRAP). The Village received \$600,000 from the Illinois Housing Development Authority for HRAP Round 2. Round one ended at the end of March of 2025. Lessons learned from round one will be applied to round two for the residents' benefit. The waitlist was opened Tuesday, October 7th at 8:00 a.m. and closed at 5:00 p.m. The waitlist had over 150 applicants sign up. Based on experience during round one, a roof repair or replacement project typically takes about three months to complete, and a full rehabilitation project takes about five to six months to complete.

The Request for Qualifications and Request for Proposals for the 211th Transit Oriented Development is due Friday, October 17.

There is a planning and zoning commissioner training through the American Planning Association – Illinois Chapter scheduled for the end of the month. The training will be

virtual and scheduled for October 29th from 7:00 pm to 9:00 pm. If any commissioner is interested, let Brown know by Friday so he can get them signed up.

The Commissioner's Dinner will be on Tuesday, November 11th. Please RSVP if you have not done so already to Ms. Evelyn Randle.

The next South Suburban Trade Initiative (SSTI) house is 261 Miami. It is a two-bedroom house and potentially a three-bedroom if a closet can be added to the third bedroom. The previous SSTI house located at 406 Sauk Trail is on the market.

Adjournment: A motion to adjourn was made by Burton-Prete and seconded by Brooks. All in favor. The meeting was adjourned at 8:47 p.m.

A PROCLAMATION HONORING DOUG PRICE FOR SERVICE ON THE PLANNING AND ZONING COMMISSIONER

- WHEREAS,** Doug has served with distinction as a member of the Planning and Zoning Commission since December 21, 1998, dedicating more than 26 years of thoughtful, consistent, and principled service to the community; and
- WHEREAS,** throughout his tenure Doug has been an essential and respected voice on the Commission, known for keeping deliberations focused, productive, and grounded in sound planning principles; and
- WHEREAS,** Doug has provided invaluable historical perspective to the Commission, ensuring continuity of institutional knowledge and helping current and future members understand the long-term implications of land use and policy decisions; and
- WHEREAS,** Doug has actively supported and contributed to numerous foundational planning efforts that have shaped the Village's growth, sustainability, and economic vitality, including but not limited to:
- Downtown Master Plan (2023)
 - Climate Action and Resilience Plan (2019)
 - Comprehensive Housing Plan (2018)
 - Hidden Meadows Plan (2015)
 - Bike and Pedestrian Plan (2014)
 - Homes for a Changing Region Report (2012)
 - Sustainability Plan (2012)
 - Strategic Plan for Land Use and Economic Development (2008)
 - Downtown Master Plan (2002); and
- WHEREAS,** among his most significant and lasting contributions was Doug's leadership and support for the 2008 211th Street Metra Station Transit-Oriented Development (TOD) Study and the resulting 2012 TOD Implementation Plan, a visionary effort that continues to guide reinvestment and transit-oriented growth and is currently advancing through a formal Request for Proposals process; and
- WHEREAS,** Doug further demonstrated his commitment to public service by serving in the leadership role of Vice-Chair of the Planning and Zoning Commission, providing steady guidance, mentorship, and collaboration to fellow commissioners and staff; and
- WHEREAS,** Doug's dedication, professionalism, and unwavering commitment to thoughtful planning have left a lasting impact on the Village and have strengthened the Commission's ability to serve the public interest;

NOW, THEREFORE, I, Mayor Joseph A. Woods, and the Board of Trustees of the Village of Park Forest, Cook and Will Counties, that the Village formally recognizes and commends Doug Price for his exemplary service on the Planning and Zoning Commission and expresses its sincere appreciation for his decades of leadership, insight, and devotion to the community;

BE IT FURTHER PROCLAIMED, that this Proclamation is adopted as a formal expression of gratitude and respect for Doug's contributions and as a record of his legacy in shaping the Village's planning and development.

PROCLAIMED this **XX** day of January, 2026.

Joseph A. Woods, Mayor/Village President

Park Forest Planning and Zoning Commission

PLANNING AND ZONING COMMISSION 2025 ACCOMPLISHMENTS

GOAL #1

Review and act expeditiously to make recommendations on existing and new development proposals.

OBJECTIVES

- Review all development proposals and other land use requests as submitted throughout the year.

TIMELINE

This is an ongoing goal that will be implemented throughout the year as development proposals are submitted.

2025 ACCOMPLISHMENTS

- *The PZC held a public hearing (with a continuation) for a Zoning Map Amendment application at 226 Monee Road; the PZC voted unanimously in favor of recommending a Zoning Map Amendment for approval by the Board of Trustees to change three properties from C-2 Commercial Zoning in Will County to C-3 Commercial Corridor Zoning in Park Forest; the subsequent ordinances were approved by the Village of Park Forest Board of Trustees in November 2025.*
-

GOAL #2

Amend Village's Unified Development Ordinance as needed.

OBJECTIVES

- Pending review of the draft ordinance by the Illinois Department of Natural Resources, conduct public meetings and formal public hearings as needed to ensure full public awareness of the impacts of the new stormwater management ordinance.
- Amend the Unified Development Ordinance as needed to comply with State and Federal Law and act in the best interest of the people of Park Forest.

TIMELINE

This is an ongoing goal that will be implemented throughout the year as requests to amend the UDO are submitted.

2025 ACCOMPLISHMENTS

- *The PZC held a public hearing (with a continuation) for a Zoning Map Amendment application at 226 Monee Road; the PZC voted unanimously in favor of recommending a Zoning Map Amendment for approval by the Board of Trustees to change three properties from C-2 Commercial Zoning in Will County to C-3 Commercial Corridor Zoning in Park Forest; the subsequent ordinances were approved by the Village of Park Forest Board of Trustees in November 2025.*
- *During the April 5th Planning and Zoning Commission retreat, the Commission reviewed residential neighborhoods to evaluate whether existing zoning supported adopted Village policies and current market conditions. Ahead of the retreat, the Planning Liaison*

presented an overview of Missing Middle Housing, which influenced how Commissioners viewed residential areas by emphasizing a broader range of housing types beyond traditional single-family development. This context guided discussions on modest density increases and more flexible residential zoning, leading to consensus on targeted rezonings in areas such as Hidden Meadows, Tamarack, Oswego and Sauk Trail, and Eastgate to better attract development while remaining consistent with community goals

GOAL #3

Implement the Priority #2 actions of the *Strategic Plan for Land Use and Economic Development* regarding the Plan for South Western Avenue Annexation.

OBJECTIVES

- Recognize the high importance of preparing for development in this area because it is one of the limited areas for new development in Will County, and it has the potential for attracting development resulting from the South Suburban Airport and the Illiana Expressway.
- Promote new development along South Western Avenue.

TIMELINE

These Objectives should be pursued in the order listed.

2025 ACCOMPLISHMENTS

- *No action was taken in regard to Goal #3 in 2025.*
-

GOAL #4

Implement the Priority #2 actions of the *Strategic Plan for Land Use and Economic Development* regarding the Plans for the Eastgate Neighborhood.

OBJECTIVES

- Continue to seek grant funds for additional demolition/deconstruction and redevelopment activities.
- Continue to explore with Cook County and the Forest Preserve District of Cook County the ability to develop improved access to the Sauk Trail Woods from 26th Street.
- At the time potential development partners are identified, conduct a planning workshop to update the concept plan in the *Strategic Plan for Land Use and Economic Development*.
- Conduct a redevelopment workshop for commercial and/or residential redevelopment, especially as redevelopment relates to the Village of Park Forest.

TIMELINE

These activities will occur throughout 2025 and continue into the foreseeable future.

2025 ACCOMPLISHMENTS

- *The PZC liaison continued to coordinate with the Forest Preserve District of Cook County (FPDCC) that started in 2021. In November 2025, the PZC liaison communicated with the FPDCC and inquired about their plan for Sauk Trail Woods. The FPDCC stated*

that due to only having an acting Superintendent from 2024 to 2025, they were unable to finalize any of their Vision Plans. However, a new General Superintendent has just started in fall of 2025, and these plans should be finalized soon.

2025 GOAL #5

Implement the Priority #2 actions of the *Strategic Plan for Land Use and Economic Development* regarding the Plans for DownTown Park Forest and the recommendations adopted in the DownTown Master Plan.

OBJECTIVES

- Continually market the 2.25 acres of Village-owned land along Main Street for development consistent with the DownTown Gateway Mixed Use Concept.
- Continually market the vacant parking lots and the property at 350 Main Street for development consistent with the DownTown Master Plan.
- Update the DownTown Zoning Map as needed to support recommendations adopted in the 2023 DownTown Master Plan

TIMELINE

These Objectives should be pursued as opportunities arise.

2025 ACCOMPLISHMENTS

- *No action was taken in regard to Goal #5 in 2025.*
-

GOAL #6

Pursue opportunities for training of Planning and Zoning Commission members.

OBJECTIVES

- Encourage all Planning and Zoning Commissioners to attend the American Planning Association – Illinois Chapter conference.
- Take the required State of Illinois sexual harassment prevention training.

TIMELINE

These Objectives will occur throughout 2025.

2025 ACCOMPLISHMENTS

- *Commissioners Wickliffe Lewis, Brooks, Hutchins, and Burton-Prete attended a Commissioner’s Edition of ‘Findings of Fact’ Webinar presented by the American Planning Association – Illinois (APA-IL) Chapter on February 20, 2025.*
- *On Saturday, April 5, 2025, Commissioners Brooks, Burton-Prete, Hutchins, Price, and Wickliffe Lewis took part in a Planning Retreat at Park Forest Village Hall. During the retreat, the Commission conducted a focused review of several residential neighborhoods to evaluate whether existing zoning regulations aligned with adopted Village policies and current market conditions. Using previously adopted plans such as the Comprehensive Housing Plan, Strategic Plan, and specific neighborhood studies, the Commission discussed opportunities to modernize zoning to allow for a greater diversity of housing types, increased density where appropriate, and more flexible standards that could*

attract private development. Particular attention was given to areas such as Hidden Meadows, Tamarack, Oswego and Sauk Trail, and Eastgate, with consensus forming around targeted rezoning (e.g., R-3 and R-4 districts) to better support reinvestment, respond to developer interest, and ensure redevelopment efforts remained consistent with community goals and expectations.

- *Commissioner Wickliffe Lewis attended APA-IL Plan Commissioner Training (Virtual) on April 30, 2025.*
 - *Commissioner Brooks attended the APA-IL Plan Commissioner Training (Virtual) on October 29, 2025.*
 - *All Planning and Zoning Commissioners are in process of gaining compliance with the required Sexual Harassment training.*
-

DRAFT

PLANNING AND ZONING COMMISSION

2026 GOALS AND OBJECTIVES

GOAL #1

Review and act expeditiously to make recommendations on existing and new development proposals.

OBJECTIVES

- Review all development proposals and other land use requests as submitted throughout the year.

TIMELINE

This is an ongoing goal that will be implemented throughout the year as development proposals are submitted.

GOAL #2

Amend Village's Unified Development Ordinance as needed.

OBJECTIVES

- Pending review of the draft ordinance by the Illinois Department of Natural Resources, conduct public meetings and formal public hearings as needed to ensure full public awareness of the impacts of the new storm water management ordinance.
- Recommend amendments to the Unified Development Ordinance as needed to comply with State and Federal Law and act in the best interest of the people of Park Forest.
- Recommend amendments the Unified Development Ordinance to regulate Short Term Rentals to the Board of Trustees

TIMELINE

This is an ongoing goal that will be implemented throughout the year as requests to amend the UDO are submitted.

GOAL #3

Implement the Priority #2 actions of the *Strategic Plan for Land Use and Economic Development* regarding the Plan for South Western Avenue Annexation.

OBJECTIVES

- Recognize the high importance of preparing for development in this area because it is one of the limited areas for new development in Will County, and it has the potential for attracting development resulting from the South Suburban Airport and the Illiana Expressway.
- Promote new development along South Western Avenue.

TIMELINE

These Objectives should be pursued in the order listed.

GOAL #4

Implement the Priority #2 actions of the *Strategic Plan for Land Use and Economic Development* regarding the Plans for the Eastgate Neighborhood.

OBJECTIVES

- Continue to seek grant funds for additional demolition/deconstruction and redevelopment activities.
- Continue to explore with Cook County and the Forest Preserve District of Cook County the ability to develop improved access to the Sauk Trail Woods from 26th Street.
- At the time potential development partners are identified, conduct a planning workshop to update the concept plan in the *Strategic Plan for Land Use and Economic Development*.
- Conduct a redevelopment workshop for commercial and/or residential redevelopment, especially as redevelopment relates to the Village of Park Forest.

TIMELINE

These activities will occur throughout 2026 and continue into the foreseeable future.

GOAL #5

Implement the Priority #2 actions of the *Strategic Plan for Land Use and Economic Development* regarding the Plans for DownTown Park Forest and the recommendations adopted in the DownTown Master Plan.

OBJECTIVES

- Continually market the 2.25 acres of Village-owned land along Main Street for development consistent with the DownTown Gateway Mixed Use Concept.
- Continually market the vacant parking lots and the property at 350 Main Street for development consistent with the DownTown Master Plan.
- Update the DownTown Zoning Map as needed to support recommendations adopted in the 2023 DownTown Master Plan

TIMELINE

These Objectives should be pursued as opportunities arise.

GOAL #6

Pursue opportunities for training of Planning and Zoning Commission members.

OBJECTIVES

- Encourage all Planning and Zoning Commissioners to attend the American Planning Association – Illinois Chapter conference.
- Take required State of Illinois sexual harassment prevention training.

TIMELINE

These Objectives will occur throughout 2026.