

AGENDA
PARK FOREST PLANNING AND ZONING COMMISSION

Park Forest Village Hall
Board Room

7:00 P.M.

TUESDAY
September 10, 2025

1. Planning and Zoning Commission Call to Order
2. Review of Minutes
 - a. May 13, 2025, Regular Planning and Zoning Commission Meeting
3. Petitions
 - a. Public Hearing - Zoning Map Amendment: Vladimir Kuznetsov, 226 Monee Road, Park Forest, IL 60466
4. Audience to Visitors
5. New Business
 - a. Zoning Map
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, May 13, 2025**

Present: Chair Vernita Wicliffe Lewis; Commissioners Samuel Brooks, Cynthia Burton-Prete, Denise Poston

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

Absent: Vice Chair Marguerite Hutchins; Commissioner Doug Price; Trustee Liaison John Moore

Visitors: None

Call to Order: Wickliffe Lewis called the meeting was called to order at 7:03 pm

Review of Minutes:

a. March 11, 2025, Regular Planning and Zoning Commission Meeting

At the top of page two, at the end of the third line, the word “up” should be removed.

On page two in the third paragraph, on the third line, the words “for them” should be removed.

On page two in the third paragraph. The sentence “Burton-Prete decided to cover one the Sauk Trail Group.” “One” should be removed.

On page two, under member communications in the first paragraph, “they made an effort and cut the number of cars they had sitting out in the front...” The word “they” should be changed to “that.”

On page two under member communications, the last line in the second paragraph where it states, “...building that was about the collapse had also been fixed.” “The” should be changed to “to.”

On page three, in the first paragraph, the first full sentence states, “The average selling price of homes here in Park Forest.” Remove “here.”

On page three, in the first paragraph, the sentence states, “Out of 20 homes sold, six sold for between.” Remove “for.”

On page three, in the third paragraph, the minutes state, “Moore also stated that Publics Works.” Change “Publics” to “Public.”

On page three, under staff communications, in the fourth paragraph the minutes currently state, “The round 2 application is now open and need to be...” This should be changed to “The round 2 application phase is now open and applications need to be...”

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

Petitions: None

Audience to Visitors: None

New Business:

a. May 1, 2025 Missing Middle Workshop Summary

Brown spoke about the "Missing Middle" workshop that was held on May 1st in Oak Park. The event had a mixture of about 30 public elected officials, commissioners, and urban planners from all over the metro area. Brown presented a slide to the Commissioners to show them an illustration of what the workshop was trying to convey during the meeting.

Brown stated that the workshop included peer networking meetings, "test fits," and site study exercises. A neighborhood toolkit was also provided. The meetings were all virtual, and Brown attended all of them.

Brown showed the toolkit to the Commissioners. Brown explained that he received a lot of different home types and cutouts to make them compatible with Park Forest's zoning and parking regulations.

Brown discussed how Park Forest could use the concept of "missing middle" housing to meet the community's changing needs. This type of development could be a way to increase housing attainability, strengthen local economies, and promote sustainable development.

Burton-Prete asked if a specific zoning designation would be needed for middle housing. Brown stated that they already had the foundation for it. It's just a matter of creating what they want it to look like, such as whether they want to allow duplexes or triplexes in an area or see homes like the ones in DownTown Park Forest.

Poston inquired about the target market for these homes. Wickliffe Lewis mentioned that they could market to seniors and young parents, and Burton-Prete added that "empty nesters" looking to downsize would also be a good target.

Brooks stated that Eastgate would be a prime area for middle housing development. Wickliffe Lewis mentioned the possibility of building a senior community there.

b. Summer Schedule

Brown introduced an agenda item that was not on the original meeting agenda. He asked the Commission if they were considering a summer schedule that would omit the PZC from meeting in June, July, and August. The Commission discussed this and decided that they were in favor of not meeting over the summer unless new business was brought to the Commission.

Burton-Prete moved that the Planning and Zoning Commission move to a summer schedule and not reconvene until September 9, 2025, unless there was new business for the Commission. Brooks seconded the motion. All were in favor. The motion was approved.

Old Business:

a. April 5th PZC Retreat Review

Brown reviewed what the Commission went over during the April Planning retreat. He presented a slideshow to the commissioners about the retreat and what was discussed.

Brown stated that Price gave an overview of the 211th St TOD from his perspective and recommended that the metro lot should be rezoned to C-2 to help facilitate the redevelopment.

Wicliffe Lewis, and Burton-Prete gave a summary of the Sauk Trail Corridor, East Gateway, and Oswego and Sauk Trail. It was recommended to keep the Sauk Trail Corridor as one. For East Gateway, it was recommended to keep it all commercial. And for Oswego and Sauk Trail, it was recommended to rezone it, provided that the Village owns the lot and would have control.

For Hidden Meadows and Tamarack Duplexes, it was recommended to rezone them to R-4 with considerations given by Brooks and Hutchins. They discussed how fewer people are buying single-family homes and the changes in the market and choices. And last, the potential rezoning to R-3, which would be for adjacent duplexes, and to keep the rest of the area R-1.

Poston presented on the Eastgate Neighborhood. She stated that it is a neighborhood they had spent a lot of time on and did not want it to fall by the wayside. The Village owns 25 percent of Eastgate, which is about 100 parcels. Poston also stated that it's important that Park Forest remains competitive when talking about population. And to grow, they must work with what they have or use new fields in terms of economic development in the community. Eastgate has had its challenges in the past, but now with improvements there, more people want to stay in Eastgate. Also, with the benefit of the Forest Preserve being there, it makes Eastgate a more viable community. Currently, Eastgate is zoned as R-1 for single-family homes. Poston recommends that in the future, they can investigate rezoning it and bringing in different developers to bring in different styles of housing.

Communications:

- a. **Member Communications:** Burton-Prete asked Brown if he had heard anything about the STAMPS meeting. Brown stated that he did not. Burton-Prete went on to state that Cook County is adamant about having a bike path on Sauk Trail. Wickliffe Lewis

inquired if anyone had asked the county to do a traffic study. Burton-Prete stated that Cook County did do a study, but they have not released it.

Burton-Prete inquired if there has been any word from the staff from Michelle Obama School regarding the chickens. Brown stated that he has not heard anything, but he will follow up with Carrie.

Brooks inquired about the business, All Out Smoke Pit. He stated that he heard that they are going to be opening a location in Tinley Park and wanted to know if they are still going to keep their location here in Park Forest. Brown stated that they are still in their lease period here in Park Forest. From his understanding, they did lease a place in Tinley Park. He's not sure if they will not be renewing their lease or expanding to Tinley Park. From his understanding, they have a good customer base and brand here in Park Forest.

- b. **Trustee Comments:** Moore stated that the Board is very close to making an announcement regarding the new Village Manager. They had over 60 applicants. Hopefully, the announcement will come soon.

Moore stated that the budget meeting went well, and those meetings finished last week.

- c. **Staff Communications:** There was an article from the publisher Block Club Chicago about crime-free housing. The article was in support of a bill that will restrict crime-free housing in Illinois. The article stated that there is an overreach by municipalities in how they administer the ordinances. In some cases, landlords were forced to evict tenants before they were convicted of a crime. The movement was sparked by an incident that happened in Richton Park in 2021. The bill is up for vote within the next couple of days in Illinois State House. Brown will send the article to the Commissioners.

DPW found out that they were awarded funds through Cook County for the 26th street multi-use path. They did phase one using Invest in Cook Funds. Assistant Director Nick Christi submitted for funding of phase two, which was construction. The total award was over two million dollars.

The Steger Road and Western Avenue Gas Station Annexation and Development is still moving forward. They have a new engineering firm that they are working with to complete the site plans.

Brown has been coordinating with School District 163 on a Safe Route To School Grant application through IDOT. The program supports ways students can get to school safely.

Adjournment: A motion to adjourn the meeting was made by Poston and seconded by Brooks. All in favor. The meeting was adjourned at 9:08 pm.

PLANNING AND ZONING COMMISSION MEMORANDUM

TO: Planning and Zoning Commission

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

DATE: September 5, 2025

RE: NEW BUSINESS – Planning & Zoning Commission Meeting of September 9, 2025, Public Hearing to consider a Request for a Zoning Map Amendment from C-2, Will County Zoning, to C-3, Park Forest Zoning, at 226 Monee Road

Application for a Zoning Map Amendment

A request has been submitted by Vladimir Kuznetsov, 226 Monee LLC (applicant), for a application to amend the Village of Park Forest Zoning to change the zoning of three parcels from Will County C-2, Local Commercial-2, Zoning to Park Forest C-3, Corridor Commercial Zoning for three parcels located in unincorporated Will County. The application for a Zoning Map Amendment has been submitted in conjunction with a petition for annexation.

The Zoning Map Amendment application includes the following exhibits:

- Exhibit A – Zoning Map Amendment Application with Invoice and Paid Fee
- Exhibit B – Location Survey/Site Plan
- Exhibit C – Deed Copy
- Exhibit D – Public Notice
- Exhibit E – Annexation Petition
- Exhibit F – Plat of Annexation
- Exhibit G – Draft Annexation Agreement

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 August 24, 2025. In addition, notice of the public hearing was sent to all property owners (22 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 both Monee Road and Tamarack Street frontages of the properties. Exhibit D memorializes the public notice provided for the public hearing.

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

The three parcels (PINs 21-14-02-400-011-0000, 21-14-02-400-004-0000, and 21-14-02-400-008-0000) are being considered for a Zoning Map Amendment in parallel with an Annexation Petition to the Village of Park Forest.

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.

Applicant's Proposal

Applicant: Vladimir Kuznetsov / 226 Monee, LLC

Subject Property: 226 Monee Road, Park Forest, IL 60466

Permanent Index Numbers: 21-14-02-400-011-0000, 21-14-02-400-004-0000, 21-14-02-400-008-0000

Current Zoning (Will County): C-2, Local Commercial-2

Proposed Zoning (Village of Park Forest): C-3, Corridor Commercial

Current Use: Motor Vehicle Repair Business

Proposed Use: Motor Vehicle Repair and Sales

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.

The subject property is currently used as an motor vehicle repair business under its existing Will County C-2 zoning. The proposed Village of Park Forest C-3, Corridor Commercial zoning will allow the existing use to continue and expand to include motor vehicle sales. The draft annexation agreement and site plan indicate that the owner will be required to comply with all Village of Park Forest zoning and codes, including but not limited to the International Fire Code, stormwater management plan, and landscaping requirements. The property is improved with a three-building structure and an asphalt parking lot, and the site plan demonstrates adequate ingress and egress. Upon annexation, the property will receive police and fire protection services from the Village of Park Forest. This change is not anticipated to negatively impact the health, safety, or 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.

The subject property is a 2.62-acre site located at 226 Monee Road. Adjacent properties have the following zoning and use: North (Park Forest R-1, Single-Family, Right of Way), East (Park Forest C-3, Corridor Commercial, Vacant), South (Will County R-2, Residential), and West (Will County R-2, Residential). The proposed C-3 zoning is compatible with the existing and planned zoning of the adjacent property to the east, which is also C-3. The property is located near a prominent road intersection, and its commercial use is appropriate for the location.

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

The proposed zoning map amendment and related annexation will bring the property into the Village of Park Forest, allowing for orderly growth and the extension of Village services such as police and fire protection. The applicant has submitted the following documentation, including a site plan, plat of annexation, and deed copy, demonstrating a clear intent to comply with the Village's requirements. The amendment provides a benefit to the Village through increased tax revenue, and the applicant gains the ability to formally operate and sell motor vehicles the property within the Village's jurisdiction. There is no evidence of hardship being imposed on any property owner.

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

The property is currently zoned C-2 under the Will County Zoning Ordinance. Upon annexation, the proposed C-3, Corridor Commercial zoning from the Village of Park Forest will permit the continued operation of the motor vehicle repair business and allow for the addition of motor vehicle sales. This will provide the owner with a stable zoning classification that is consistent with the planned land use and allows for potential future business expansion, making development more feasible.

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

The proposed amendment is for the continuation and expansion of an existing motor vehicle repair business. A business providing motor vehicle repair and sales serves a community need. The Village also benefits from the annexation and corresponding increase in its tax base.

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

This proposed amendment reflects the Village's policy of extending its corporate limits and jurisdiction in an orderly manner. It clarifies the zoning of the property under the Village's authority, ensuring consistency with the Village's Unified Development Ordinance and Comprehensive Plan. The annexation of this property rectifies its previous status as an unincorporated parcel and brings it under the Village's control.

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

The property is currently an unincorporated parcel, which is a nonconforming status relative to its surrounding properties, which are either within the Village or are part of Will County. The proposed annexation and zoning map amendment will bring this property into the Village's jurisdiction and align its zoning with the Village's long-term land-use policies.

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.

While this area is not explicitly mentioned in the Village's Comprehensive Plan, the proposed amendment is consistent with the spirit of the Village's Comprehensive Planning Goals. The annexation and zoning of the property as C-3, Corridor Commercial, aligns with the Village's objective to develop more commercial zoned areas within its jurisdiction. The annexation provides for the extension of Village services and promotes orderly growth. The applicant has submitted a site plan and is committed to an annexation agreement that will ensure compliance with all applicable Village codes and ordinances.

Staff Recommendation

Based on the findings above, staff recommend approval of the Zoning Map Amendment for 226 Monee Road 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 at 226 Monee Road and make a recommendation to the Board of Trustees.

**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.*

- 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.*

Date of Submittal: 7/30/2025

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: VLADIMIR Kuznetsov Title: OWNER

Company Name: 226 MONEE LLC

Address: 226 Monree Rd PARK FOREST IL 60466
Street City State Zip

Phone Number: 815-955-5833 Property Interest of Applicant OWNER

Applicant's Signature: [Signature] E-Mail Address: OXLEY757@comcast.net

Property Owner (as of date of Application): _____

Property Owner Address: 3508 W ECCLEID AVE TAMPA FL 33629
Street City State Zip

Phone Number: 815-955-5833 E-Mail Address: _____

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: (Attach legal description): 226 Monree Rd

Permanent Index Number (P.I.N.): 21-14-02-400-011-0000 / 2114-02-400-004-0000 / 2114-0240-002-0000

Lot Size: Width: _____ Depth: _____ Total Area: 2.62

Present Use: Auto Repair Present Zoning: C-2

Proposed Zoning and Use: C-3 AUTO-REPAIR + SALES

Current Zoning and Use of Surrounding Properties:

North: R-1, Single-Family, Right of Way East: C-3, Corridor Commercial (VOPF), Vacant
South: R-2, Residential (Will Co.), Residential West: R-2, Residential (Will Co.), Residential

B. FILING FEE - \$100.00

Amount Received: \$100.00

Date Received: 8/21/2025

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>

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: Already Submitted to VOPF

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: _____

Current Plat of Survey

Date Received: Plat of Annexation already submitted.

Proof of Ownership

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

Date Received: received 8/20/2025

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

Date Received: Provided by Park Forest

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 Park Forest

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 **Included in Draft Annexation Agreement**

Date Received: _____

The Village of Park Forest Unified Development Ordinance can be found in the **Documental** tab on 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.

EXHIBIT A

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

Received From: DAVID OXLEY
Date: 08/21/2025 Time: 12:39:08 PM
Receipt: 540607
Cashier: loconnor

ITEM REFERENCE	AMOUNT
EC0415 PLAN REVIEW FEE	
PLAN REVIEW FEE	\$100.00
TOTAL	\$100.00
Total Tendered:	\$100.00
ORDER #: 181358805	
Credit Card Type Visa	
CREDIT CARD XXXXXXXXXXXX0270	\$100.00
Change:	\$0.00

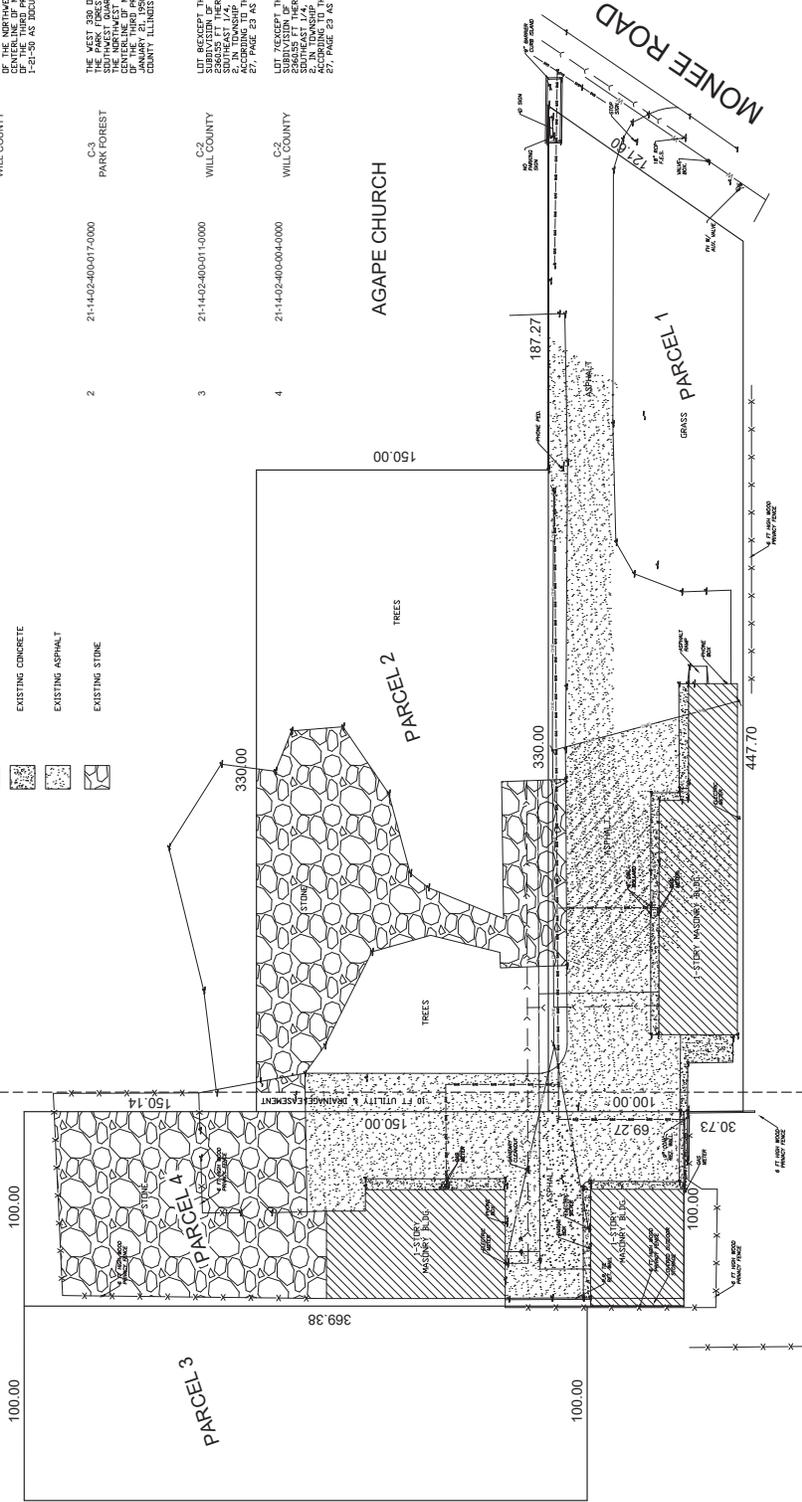
Signature

GENERAL NOTES

1. LOCATION SURVEY PERFORMED ON 08/25
2. REFER TO PLAT OF SURVEY PERFORMED BY GGC CONSULTANTS, INC. DATED 12/19/24.
3. UNDERGROUND UTILITIES ARE LOCATED PER EXISTING JULIE MARKS AND PHYSICAL EVIDENCE VISIBLE ON 08/25

- KEY**
- EXISTING FENCE
 - EXISTING SANITARY SEWER
 - EXISTING WATER MAIN
 - EXISTING WATER VALVE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING GAS
 - EXISTING WATER VALVE
 - EXISTING SANITARY CLEAMOUT
 - EXISTING PUBLIC UTILITY POLE
 - EXISTING BUILDINGS / COVERED STORAGE
 - EXISTING CONCRETE
 - EXISTING ASPHALT
 - EXISTING STONE

TAMARACK STREET



LEGAL DESCRIPTION

LOT 8 IN THE PARK FOREST ESTATES BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, RANGE 13 EAST OF THE WEST 2ND PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED 1-21-50 AS DOCUMENT NUMBER 607588 IN WILL COUNTY, ILLINOIS.

THE WEST 300 FT. OF LOT 3 AND THE WEST 300 FT. AND SOUTH 50 FEET OF LOT 2 IN THE PARK FOREST ESTATES BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, RANGE 13 EAST OF THE WEST 2ND PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED 1-21-50 AS DOCUMENT NUMBER 607588 IN WILL COUNTY, ILLINOIS.

LOT 7 (EXCEPT THE WEST 200 FT.) IN THE PARK FOREST ESTATES, BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, RANGE 13 EAST OF THE WEST 2ND PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1950 IN PLAT BOOK C-7, PAGE 67 AS DOCUMENT NUMBER 607588 IN WILL COUNTY, ILLINOIS.

LOT 8 (EXCEPT THE SOUTH 300 FT.) IN THE PARK FOREST ESTATES, BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, RANGE 13 EAST OF THE WEST 2ND PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1950 IN PLAT BOOK C-7, PAGE 67 AS DOCUMENT NUMBER 607588 IN WILL COUNTY, ILLINOIS.

LOT 7 (EXCEPT THE WEST 200 FT.) IN THE PARK FOREST ESTATES, BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, RANGE 13 EAST OF THE WEST 2ND PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1950 IN PLAT BOOK C-7, PAGE 67 AS DOCUMENT NUMBER 607588 IN WILL COUNTY, ILLINOIS.

ZONING

C-2
WILL COUNTY

C-3
PARK FOREST

C-2
WILL COUNTY

C-2
WILL COUNTY

PIN

21-14-02-400-008-0000

21-14-02-400-017-0000

21-14-02-400-011-0000

21-14-02-400-004-0000

PARCEL

1

2

3

4

PROPERTY INFO

COUNTY: WILL
TOWNSHIP: MONEE
COMMONLY KNOWN: 226 MONEE ROAD
PARK FOREST, IL 60466

LOT AREA:
PARCEL 1 = 48,191 SF
PARCEL 2 = 49,000 SF
PARCEL 3 = 100,000 SF
PARCEL 4 = 36,938 SF
TOTAL = 163,562 SF

IMPERVIOUS AREA:
BUILDINGS = 19,851 SF
STORAGE = 33,933 SF
ASPHALT = 27,736 SF
GRAVEL = 2,329 SF
SIDEWALKS = 78,148 SF
IMPERVIOUS % = 47.78 %



ENGINEER: *Jamie L. Bradley* 9/14/25
JAMIE L. BRADLEY
ILLINOIS LICENSE # 082-049261
EXPIRES 11/30/25

J&K ENGINEERS & BUILDERS, INC.
455 WEST FIFTH STREET
BRAIDWOOD, IL 60408
(815) 458-0884
jken@jkb.com

226 MONEE LLC
CONTACT: SERGEI BLYACO
(630) 890-3676

PARK FOREST, ILLINOIS
226 MONEE ROAD
60466

LOCATION
SURVEY

NO.	REVISIONS	DATE	BY
1	ADD PARCEL 3	8-4-25	LB

C-1

TRUSTEE'S DEED

This indenture made this 18th day of February, 2025 between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Successor Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 12th day of September, 1974 and known as Trust Number 2522, party of the first part, and

Reserved for Recorder's Office

226 MONEE, LLC, an Illinois limited liability company party of the second part,

whose address is:
226 Monee Road
Park Forest, IL 60466

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in WILL County, Illinois, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION AS EXHIBIT "A"

Property Address: 226 Monee Road, Park Forest, IL 60466

**Property Index Number: 21-14-02-400-008-0000, 21-14-02-400-017-0000,
21-14-02-400-011-0000, 21-14-02-400-004-0000**

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoove forever of said party of the second part.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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: 7861158
Purchase Order: 226 Monee

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 8/24/2025, and the last publication of the notice was made in the newspaper dated and published on 8/24/2025.

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

PUBLICATION DATES: **Aug 24, 2025.**

Daily Southtown

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

25th Day of August, 2025, by

Chicago Tribune Media Group



Jeremy Gates

Notice of Public Hearing

Notice is hereby given that a Public Hearing will be held by the Park Forest Planning and Zoning Commission on September 9, 2025, 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) of the Unified Development Ordinance for the property located at 226 Monee Road, Park Forest, Illinois, also known by the following Property Identification Numbers: 21-14-02-400-011-0000, 21-14-02-400-004-0000, and 21-14-02-400-008-0000.

The proposed zoning change is being considered in conjunction with a proposed annexation agreement between the Village of Park Forest and Vladimir Kuznetsov. The property, which is currently located in Unincorporated Will County and is zoned C-2, will be proposed to be annexed into the Village of Park Forest. The proposed change is intended to permit the property to be used for motor vehicle repair and motor vehicle sales.

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 its current designation to the proposed zoning of C-3, Corridor Commercial. The proposed zoning is in alignment with the proposed terms of the annexation agreement.

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 60446, ATTN: Andrew J. Brown. Mail or email comments must be received no later than 5:00 pm on Tuesday, September 9, 2025, to be read aloud 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
8/24/2025 7861158

8-23-2025

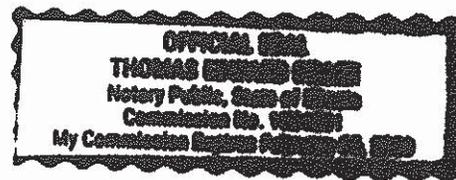
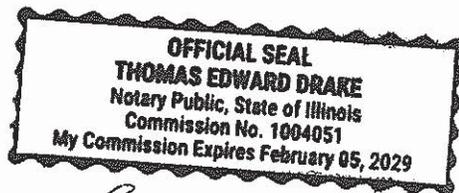
Mr. Andrew Brown
Village of Park Forest
350 Victory Drive
Park Forest, IL 60466

Dear Mr. Brown,

I, David G. Oxley, certify that I mailed the public notice which is attached to this letter, to all property owners within 250 feet of 226 Monee Road, Park Forest, IL 60466 on August 23, 2025

Sincerely,

David G. Oxley



Thomas E. Drake
8/28/2025

Notice of Public Hearing

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

EXHIBIT D

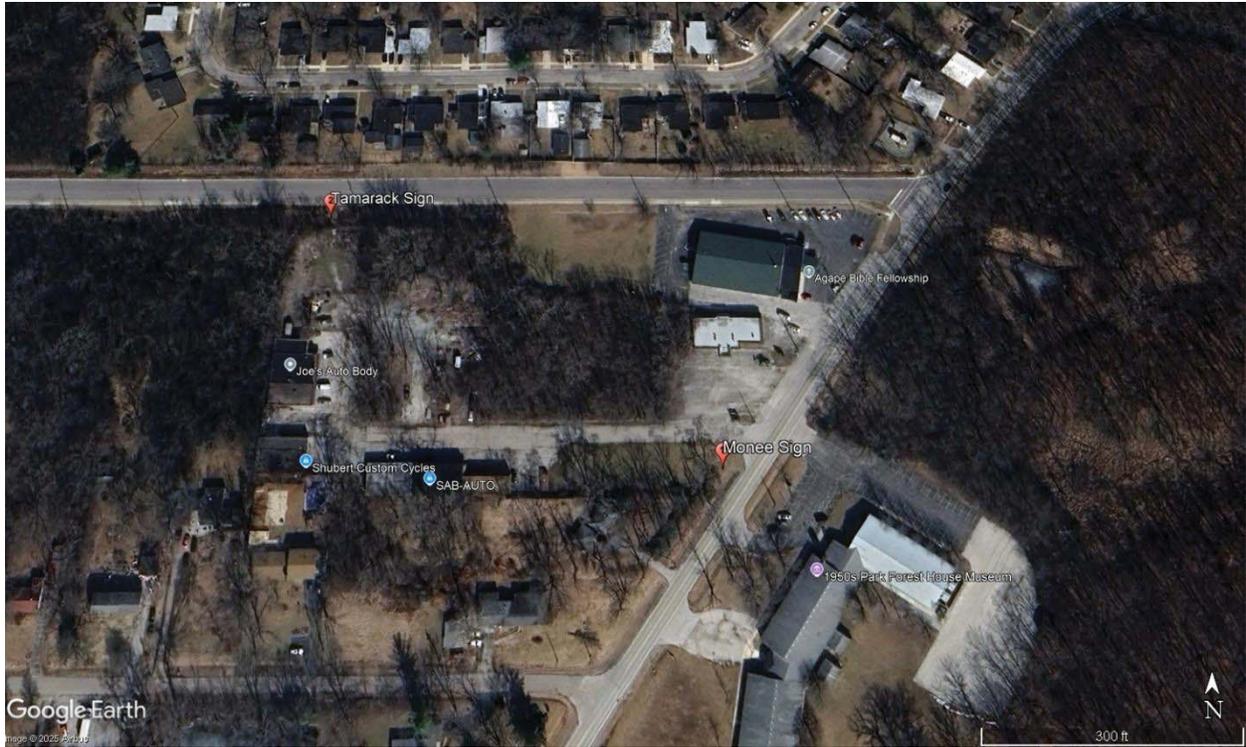
OWNER OF RECORD	MAILING ADDRESS
BILLY LVG TR WILBOURN	4246 WHITEHALL LN RICHTON PARK, IL 60471
AGAPE BIBLE FELLOWSHIP	220 MONEE RD, PARK FOREST, IL 60466
SYLVESTER TERRELL FULCHER	4428 ODESSA DR, MATTESON IL 60443
TRITRUST ASSET MGMT LLC	1706 E 92ND ST, CHICAGO IL 60617
DANIEL C MOORE	489 TALALA ST PARK FOREST, IL 60466
MARC & CLINTON BLOOM	8 HAWTHORNE AVE, PARK FOREST IL 60466
ROMAN CATHOLIC DIOCESE	ST MARY PARK FOREST, 16555 WEBER RD, CREST HILL IL 60403
DOUGLAS W. SMALLEY	478 TOMAHAWK ST PARK FOREST, IL 60466
AGAPE BIBLE FELLOWSHIP	220 MONEE RD, PARK FOREST, IL 60466
CONSTANCE M. BROUILLETTE	493 TALALA ST PARK FOREST, IL 60466
FRANCIS & JANET KRUSE	485 TALALA ST PARK FOREST, IL 60466
ROSIE LEE TOLLIVER	230 MONEE RD PARK FOREST, IL 60466
ANTONIO POUGE	3764 SAUK TRL, RICHTON PARK IL 60471
ALYSSA QUICK	499 TALALA ST PARK FOREST, IL 60466
MARY LEE VANN	6 HAWTHORNE AVE PARK FOREST, IL 60466
TOMMIE NUNN SR	2 HAWTHORNE AVE PARK FOREST, IL 60466
RUTH L RAICKETT-ROBERTS	5050 186TH ST, COUNTRY CLUB HILLS IL 60478
BARBARA HILL	487 TALALA ST PARK FOREST, IL 60466
VILLAGE OF PARK FOREST	ATTN: FINANCE DIR, 350 VICTORY DR, PARK FOREST IL 60466
CLINTON F BLOOM	8 HAWTHORNE AVE PARK FOREST, IL 60466
RAFFAELLA MORGAN TERRA	10 HAWTHORNE AVE PARK FOREST, IL 60466
ASTER GROUNDS LLC	2624 SUTTON CIR, NAPERVILLE IL 60564

Posted Sign Notice Photos

Photos Taken on August 25, 2025



EXHIBIT D



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: 226 Monee Road, Park Forest, IL 60466

Parcel Number(s): 21-14-02-400-011-0000, 21-14-02-400-004-0000, 21-14-02-400-008-0000

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 C-2 pursuant to the Will County Zoning Ordinance.
6. The territory consists of approximately 2.62 acres.
7. The territory is currently an auto repair business.
8. Upon annexation of the territory to the Village, Petitioner(s) requests that the territory be zoned C-3, Corridor Commercial.

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 25 day of 7, 2025.

OWNER(S) & PETITIONER(S)
VLADIMIR KUZNETSOV
Printed Name


Signature

SERGHEI BLAJCO
Printed Name

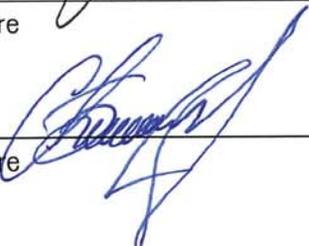
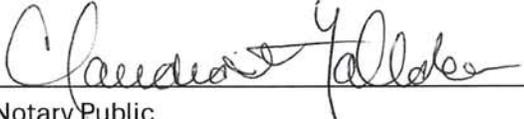
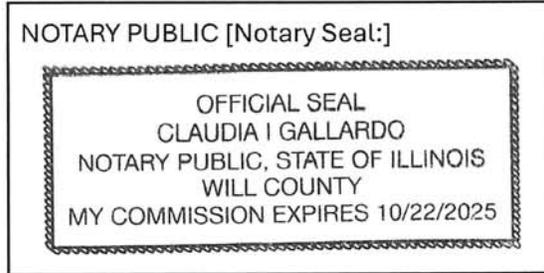

Signature

EXHIBIT E

Subscribed and sworn to before me this 07 Day of 25, 2025.



Notary Public

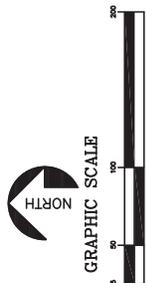


PLAT OF ANNEXATION TO THE VILLAGE OF PARK FOREST, ILLINOIS

PARCEL 1: LOT 4, IN PARK FOREST BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER EXCEPT THE WEST 2380.65 FEET THEREOF AND THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, LYING WEST OF THE CENTER OF MONIEE ROAD, IN SECTION 2, IN TOWNSHIP 34 NORTH, AND IN RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED 1-21-50 AS DOCUMENT NUMBER 667588 IN WILL COUNTY, ILLINOIS.

PARCEL 2: LOT 5, EXCEPT THE SOUTH 300 FEET IN PARK FOREST ESTATES, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER (EXCEPT THE WEST 2380.65 FEET THEREOF) AND THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, LYING WEST OF THE CENTER OF MONIEE ROAD, IN SECTION 2, IN TOWNSHIP 34 NORTH, AND IN RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO DOCUMENT NUMBER 667588, IN WILL COUNTY, ILLINOIS.

PARCEL 3: LOT 7, EXCEPT THE SOUTH 220 FEET IN PARK FOREST ESTATES, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE WEST 2380.65 FEET THEREOF) AND THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, IN SECTION 2, IN TOWNSHIP 34 NORTH AND IN RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1950, IN PLAT BOOK 27, PAGE 23, AS DOCUMENT NO. 667588, IN WILL COUNTY, ILLINOIS.

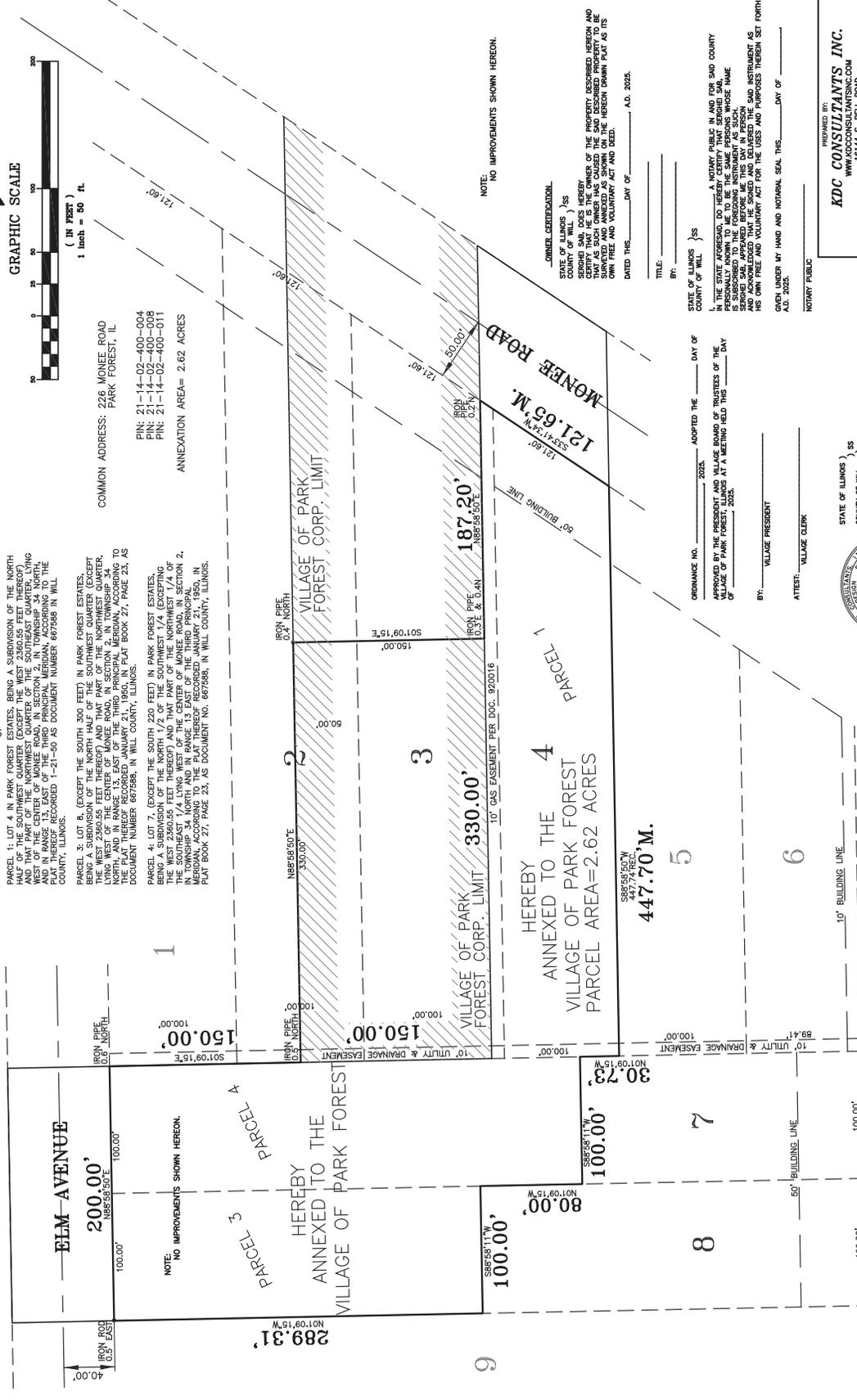


COMMON ADDRESS: 226 MONIEE ROAD
PARK FOREST, IL

FIN: 21-14-02-400-004
PIN: 21-14-02-400-008
PIN: 21-14-02-400-011

ANNEXATION AREA = 2.62 ACRES

NOTE: NO IMPROVEMENTS SHOWN HEREON.



OWNER CERTIFICATION:
STATE OF ILLINOIS)
COUNTY OF WILL)
I, SERGHEI SAB, DO HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT HE HAS THE FULL AND SOLE POWER AND AUTHORITY TO EXECUTE AND SIGN THIS INSTRUMENT AS SHOWN ON THE HEREON DRAWN PLAT AS HIS OWN FREE AND VOLUNTARY ACT AND DEED.
DATED THIS _____ DAY OF _____ A.D. 2025.

TITLE: _____
BY: _____
STATE OF ILLINOIS)
COUNTY OF WILL)
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT SERGHEI SAB, _____ IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH. SERGHEI SAB, APPEARED BEFORE ME THIS DAY IN PERSON AND HE HAS BEEN IDENTIFIED TO MY SATISFACTION BY HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 2025.

NOTARY PUBLIC

PREPARED BY:
KDC CONSULTANTS INC.
WWW.KDCCONSULTANTSINC.COM
HOMER GLEN, ILLINOIS 60491
(708) 645-0545

REVISED FOR:
SERGHEI SAB

PROJECT: 25-06-161 ANNEX
24-11-085

DATE: JULY 1, 2025

PAGE 1 OF 1

DATE: JULY 1, 2025

ORDINANCE NO. _____ ADOPTED THE _____ DAY OF _____ 2025.



NOTES:
1. ACCORDING TO 65 ICS 6/7-1-1, THE NEW BOUNDARY SHALL EXTEND TO THE FAR SIDE OF ANY ADJACENT HIGHWAY AND SHALL INCLUDE ALL OF EASY ACCESS TO THE ADJACENT HIGHWAY AND SHALL BE INCLUDED IN THE LEGAL DESCRIPTION TO BE ANNEXED EVEN THOUGH NOT INCLUDED IN THE LEGAL DESCRIPTION SET FORTH IN THE PETITION FOR ANNEXATION.
2. EFFECTIVE JANUARY 1, 2022, PUBLIC ACT 02-089 REVENUES, AND LINES ILLINOIS DEPARTMENT OF TRANSPORTATION WITHIN 30 DAYS OF THE ACTION.
3. EXISTING CORPORATE LIMITS PER THE VILLAGE OF PARK FOREST.

ANNEXATION AGREEMENT

THIS ANNEXATION 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 Vladimir Kuznetsov, 226 Monee Road, Park Forest, IL 60466 (“Owner”).

RECITALS

A. Owner is the owner of record of 2.62 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 226 Monee Road in unincorporated Will County, Illinois, and is improved with a three (3) one-story masonry buildings and an asphalt parking lot.

C. There are no electors residing on the Subject Property.

D. The Subject Properties are 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 no plans for improvements of the properties.

G. The Parties acknowledge that annexation of the Subject Property to the Village and the Owner’s proposed use 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 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 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 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 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.

c. Owner shall reimburse the Village for all Village attorney fees associated with the annexation of the Subject Property. The Village will provide Owner with an attorney fee invoice after Village Board approval of the Annexation Ordinance and payment shall be made prior to the issuance of building permits for the Subject Property.

3. **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 motor vehicle repair, motor vehicle sales, and related uses as a permitted use.
 - (4) 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.

(5) 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 any future site plans or improvements.

(6) The Village represents that there are water and sanitary sewer utility facilities ("Village Utilities") available for Owner to connect to the Subject Property. Owner shall be required to connect the Subject Property to the Village Utilities within three years of the Effective Date of this Agreement.

(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.

9. **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.

10. **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.

11. **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.

12. **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.

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. **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.

f. **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.

g. **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:

Vladimir Kuznetsov
226 Monee Road,
Park Forest, IL 60466
Tel: (630) 890-3676

with a copy to:

XXX
XXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXX
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.

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

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

j. **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.

k. **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.

l. **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.

m. **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.

n. **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:

VILLAGE:

Vladimir Kuznetsov

Village of Park Forest

By: _____

By: _____

Village President

Its: _____

ATTEST:

By: _____

Village Clerk

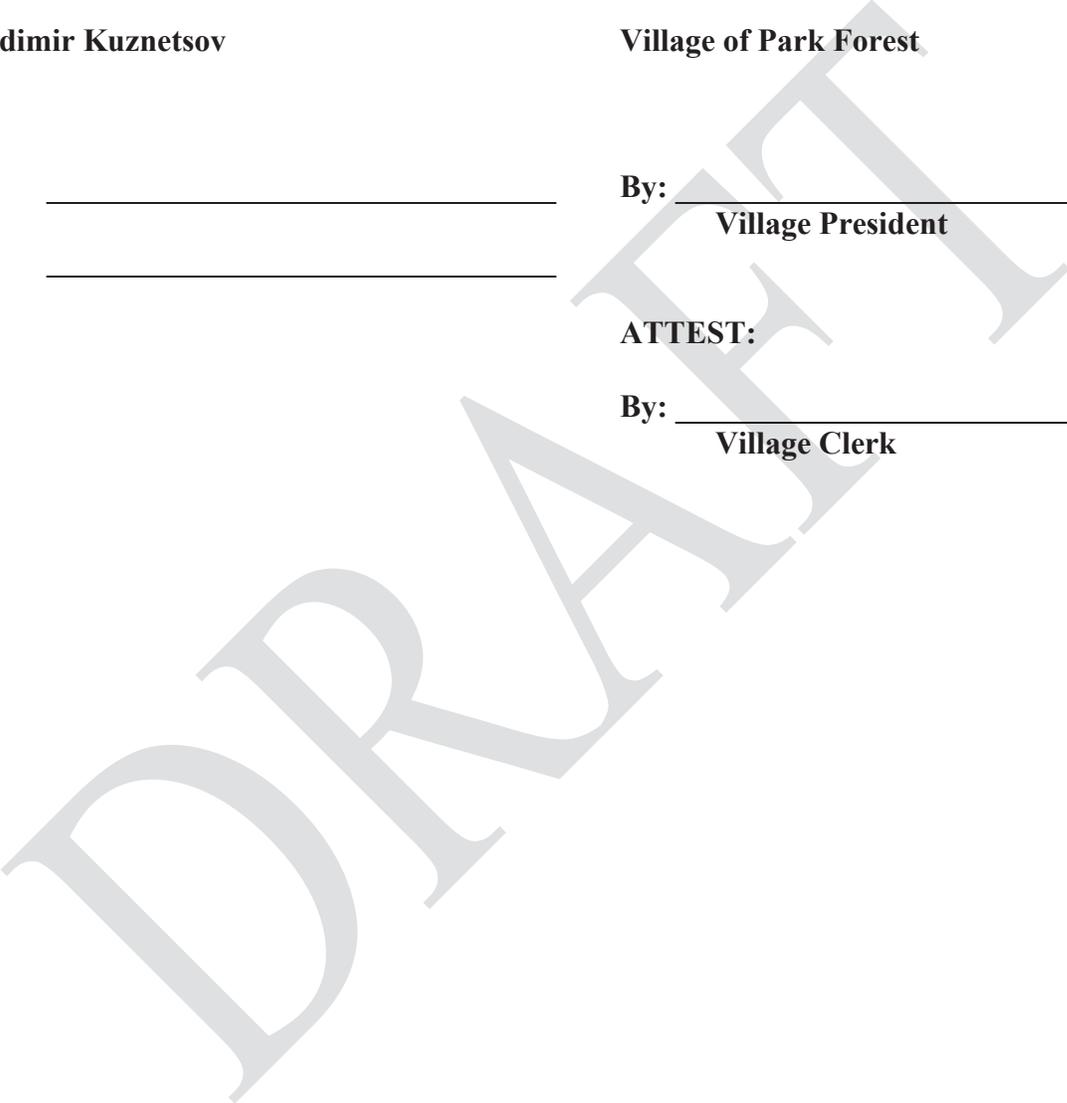


EXHIBIT A

LEGAL DESCRIPTION

P.I.N. 21-14-02-400-008-0000

LOT 4 IN PARK FOREST ESTATES, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER (EXCEPT THE WEST 2360.55 FEET THEREOF) AND THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, LYING WEST OF THE CENTER OF MONEE ROAD, IN SECTION 2, IN TOWNSHIP 34 NORTH, AND IN RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED 1-21-50 AS DOCUMENT 667588 IN WILL COUNTY, ILLINOIS.

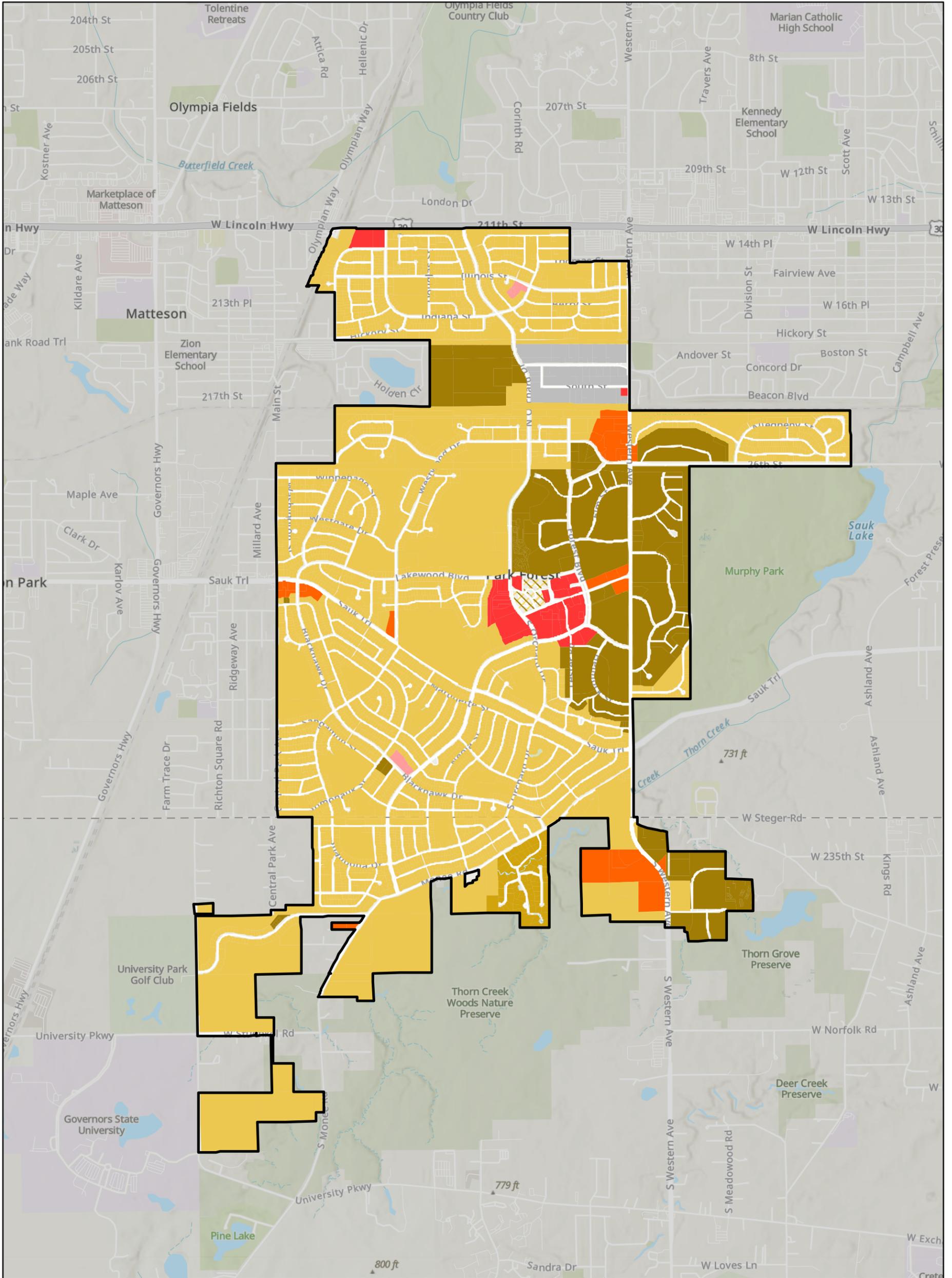
P.I.N: 21-14-02-400-011-0000

LOT 8, (EXCEPT THE SOUTH 300 FEET) IN PARK FOREST ESTATES, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER (EXCEPT THE WEST 2360.55 FEET THEREOF) AND THAT PART OF THE NORTHWEST QUARTER, LYING WEST OF THE CENTER OF MONEE ROAD, IN SECTION 2, IN TOWNSHIP 34 NORTH, AND IN RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1950, IN PLAT BOOK 27, PAGE 23, AS DOCUMENT NUMBER 667588, IN WILL COUNTY, ILLINOIS.

P.I.N. 21-14-02-400-004-0000

LOT 7, (EXCEPT THE SOUTH 220 FEET) IN PARK FOREST ESTATES, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 (EXCEPTING THE WEST 2360.55 FEET THEREOF) AND THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING WEST OF THE CENTER OF MONEE ROAD, IN SECTION 2, IN TOWNSHIP 34 NORTH AND IN RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1950, PLAT BOOK 27, PAGE 23, AS DOCUMENT NO. 667588, IN WILL COUNTY, ILLINOIS.

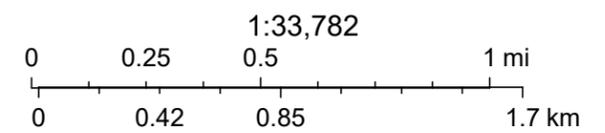
Park Forest Zoning Map



8/14/2025

- Village Limits
- Village of Park Forest
- R-1 - Single Family Residential District
- R-2 - Single Family Estate Residence
- R-3 - Traditional Multi-family District
- R-4 - Urban Multi-family District

- C-1 - Neighborhood Commercial District
- C-2 - Mixed Use Commercial District
- C-3 - Corridor Commercial District
- M - Manufacturing District
- Outside Village Boundary



Esri, NASA, NGA, USGS, FEMA
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

World_Hillshade