Project Description:

The Village's Comprehensive Plan was last updated in 1993. The community's growth has followed the plan. Generally, the Village of Flossmoor has three commercial areas:

- Downtown Flossmoor, a central business district anchored by a Metra Station and small businesses
- Southwest Flossmoor, a commercial area anchored by a Meijer store and slated for future additional commercial development, and
- Governors Triangle, subject of this application

The outcome of this project will be a sub-area plan for the Governors Triangle area (approximately 57.9 acres). The Governors Triangle area is anchored by the Flossmoor Commons shopping center along Vollmer Road, which has a mix of retail and office tenants. To the north of Flossmoor Commons is an underdeveloped commercial area with a mix of older office buildings, vacant properties and a newer office building.

The Village is proposing this project for several reasons:

1) The Flossmoor Commons shopping center is a critical business center for the Village. In the past few years, several businesses have closed and the landlord has not made investments to the property. The remaining retailers are concerned about losing more tenants and feel isolated from other areas. Situated along a major thoroughfare, near a major regional hospital and across from retail in Olympia Fields, the shopping center has the potential to draw customers from across the region.

2) Some of the vacant properties are not zoned to the desired use, which is commercial. These vacant properties are currently zoned R-1 Single Family Residential. The Village has reviewed proposals from developers for the vacant properties and the Plan Commission and Village Board rejected a plan for apartments in 2018. This plan ensures there will be a strategy to guide future decisions of the Plan Commission and the Board of Trustees.

3) The Village will become a landowner in the area in the next year through the Cook County No Cash Bid program. The Village will acquire 4.8 acres of property. A plan will help guide the Village's decisions for marketing the acquired properties for redevelopment.

4) This area sits between a residential development and approximately 250 acres of unincorporated residential properties. Should the Village annex those residential properties in the future, this plan can help ensure the necessary infrastructure is in place to serve those properties.

Within this plan, the Village hopes to address future land use, traffic configuration, pedestrian access and infrastructure needs. The project supports the Go to 2050 principle of inclusive growth. South suburban Cook County is economically disadvantaged and this region is home to a number of small businesses owned by African-Americans. Developing a thoughtful plan is one way the Village of Flossmoor can support the business community and trigger future economic growth.

Project Location: The area is known as the Governors Triangle. The project area is bound to the south by Vollmer Road, to the west by Governors Highway, to the east by Kedzie Avenue. The project area also includes the west side of Governors Highway from Vollmer Road north to 196th Street.