5120 Forest Avenue

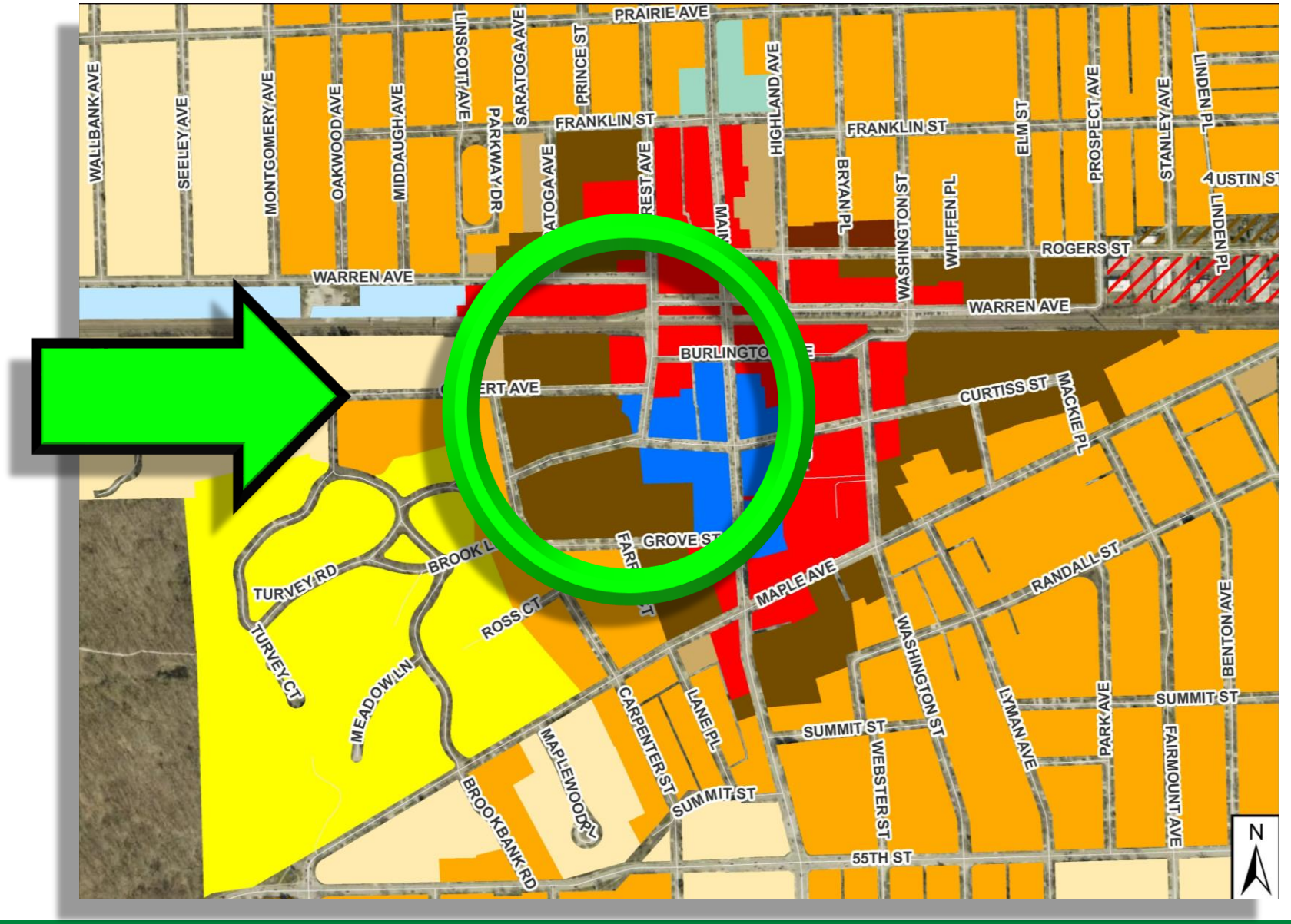
Planned Unit Development Amendment

and

Special Use

October 6, 2026

5120 Forest Avenue - Location Map



5120 Forest Avenue – Site Map



5120 Forest Avenue – North and East Façade Remain the Same

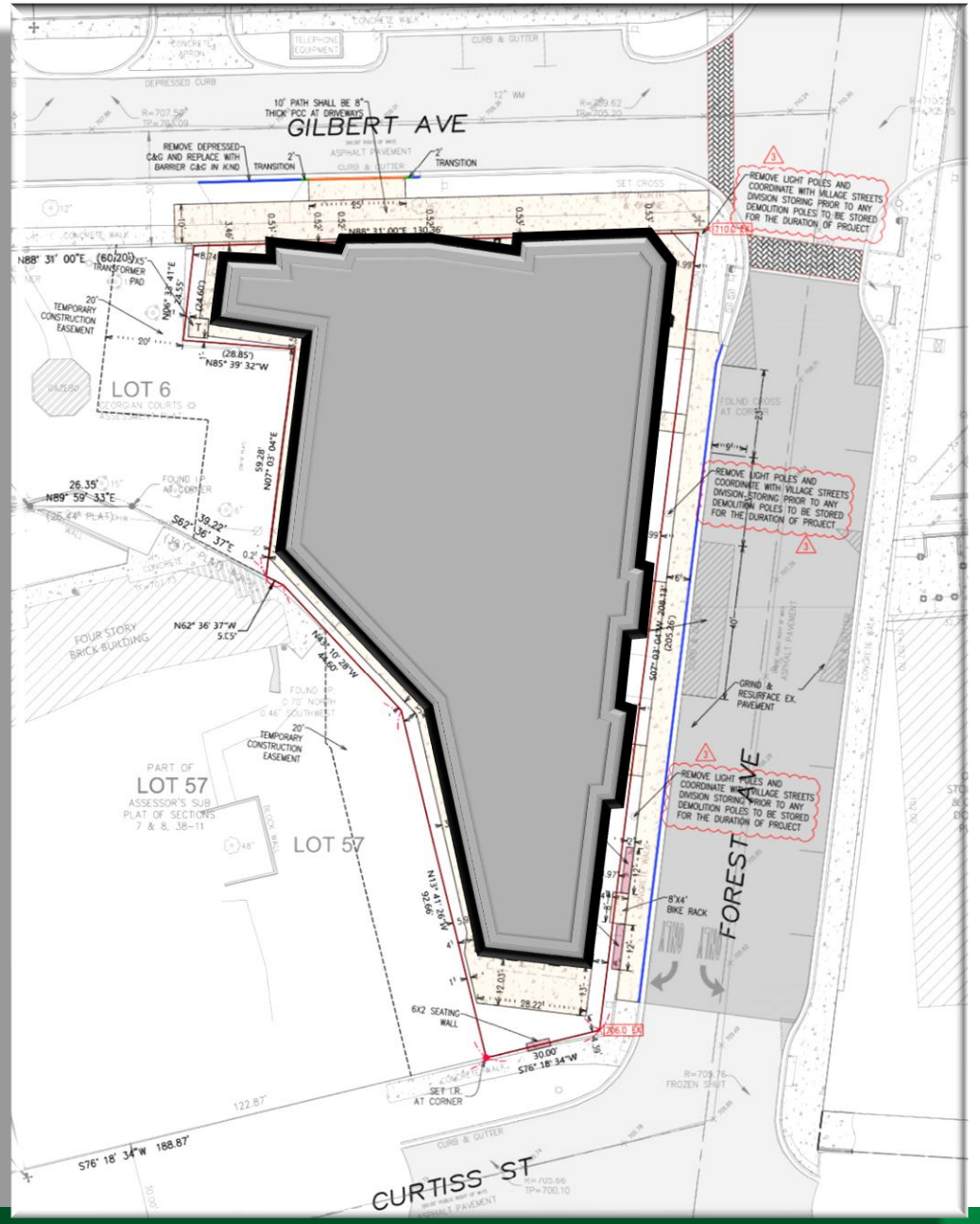


5120 Forest Avenue – South and East Façade Remain the Same



5120 Forest Avenue –
Site Plan with no changes

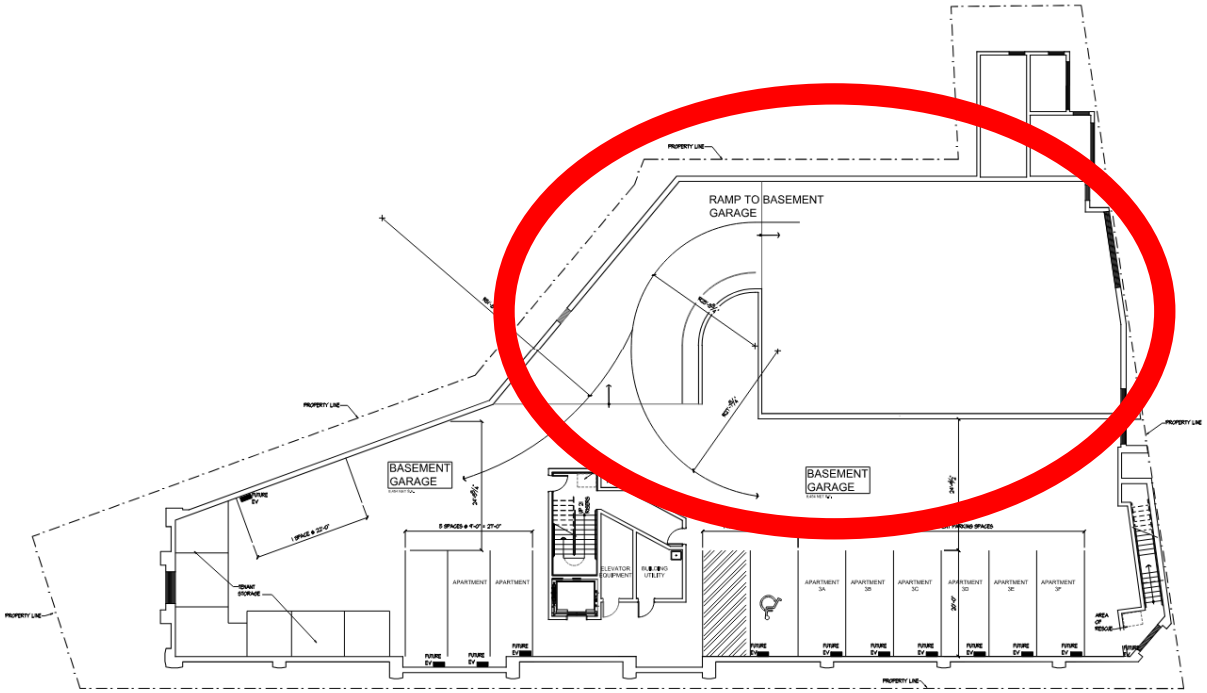
- Garage access off of Gilbert Ave
- Two (2) parking spaces on Forest Ave
- Loading zone on Forest Ave
- Outdoor patio on south side of building
- Seatwall along south property line to match VoDG seatwalls
- Shared use path along Gilbert Ave



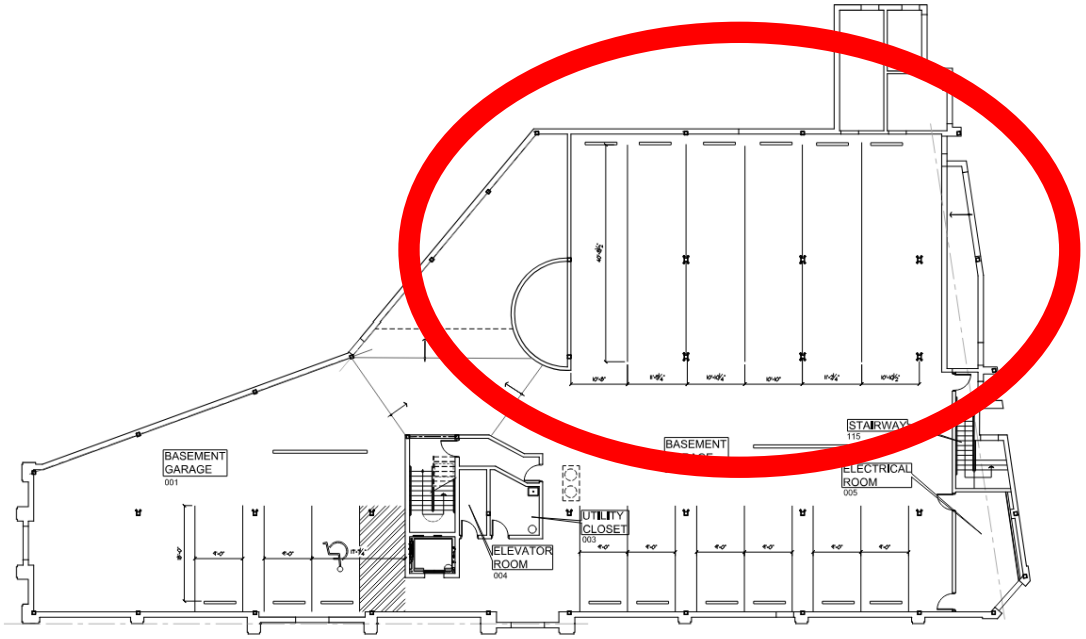
5120 Forest Avenue – Proposed Changes

Floor	Previously Approved	Proposed Amendment
Basement	11 parking spaces	21 parking spaces
First	13,820 square feet of retail space 6 parking spaces	13,820 square feet of retail space 4 parking spaces
Second	9,799 square feet of office space	4,299 square feet of office space Five (5) residential units
Third	Six (6) residential units	Eight (8) residential units

5120 Forest Avenue – Basement Proposed Changes

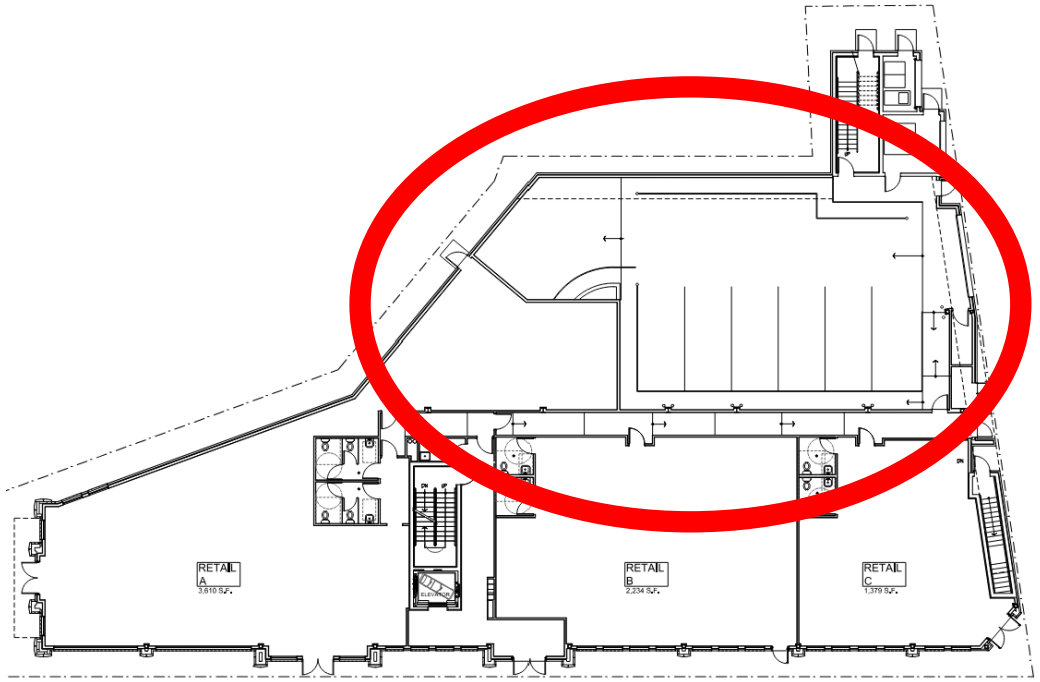


Approved March 2026

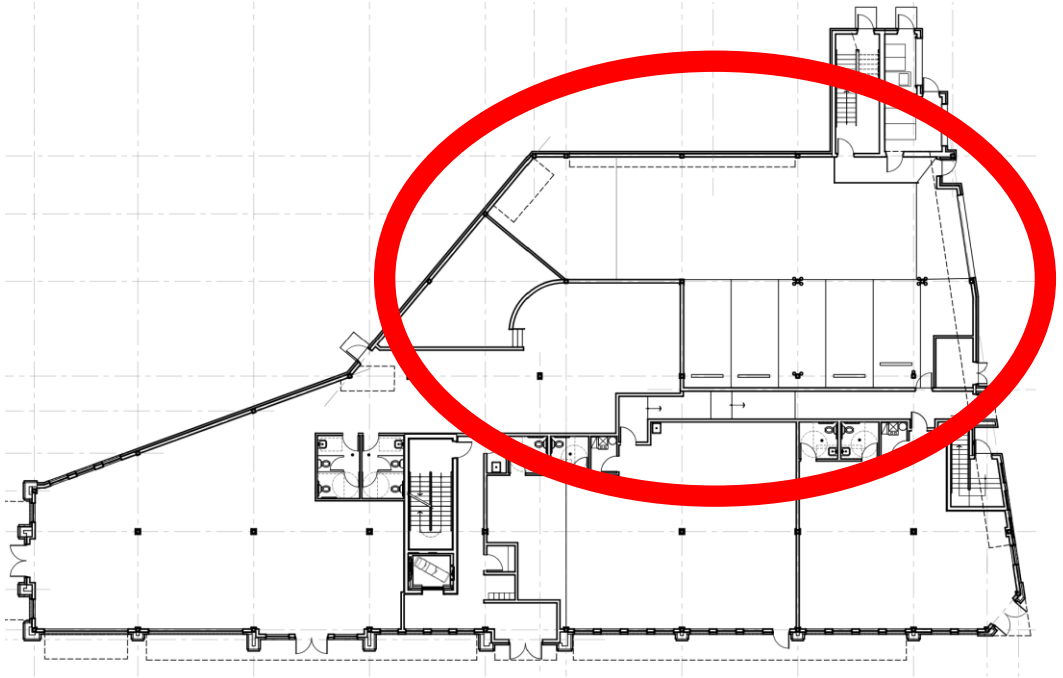


Proposed

5120 Forest Avenue – First Floor Proposed Changes

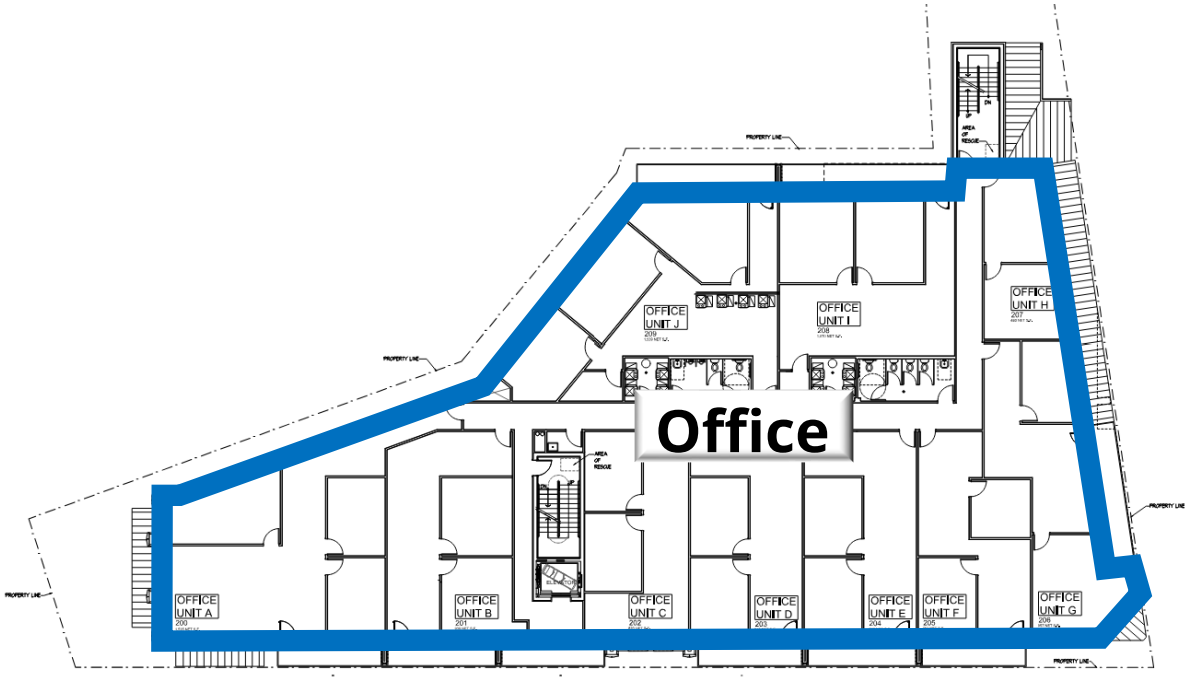


Approved March 2026

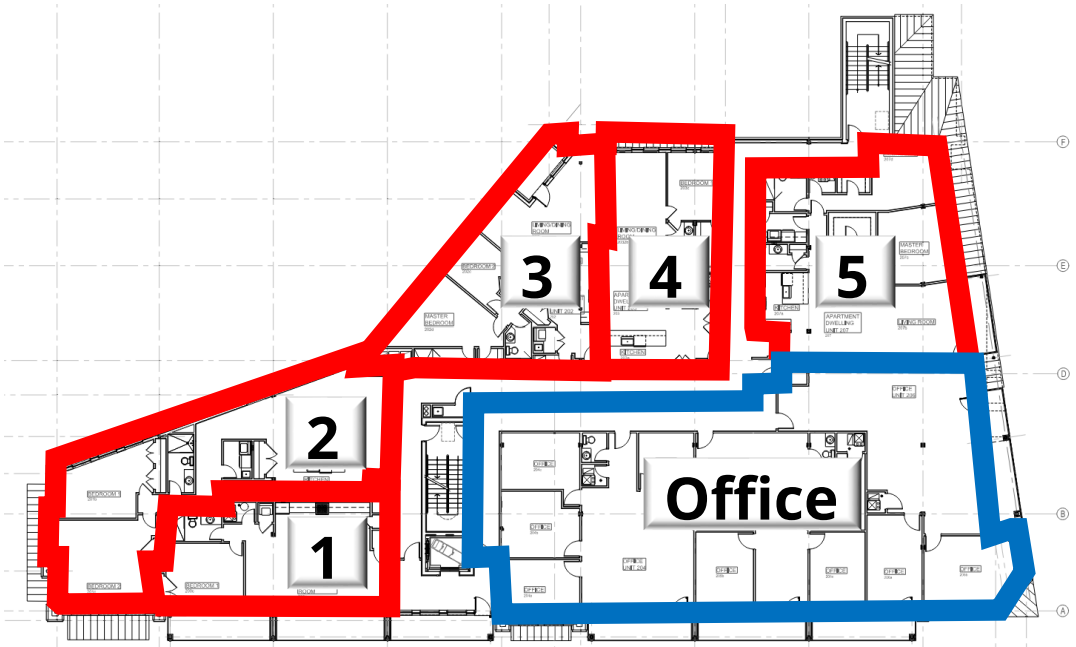


Proposed

5120 Forest Avenue – Second Floor Proposed Changes

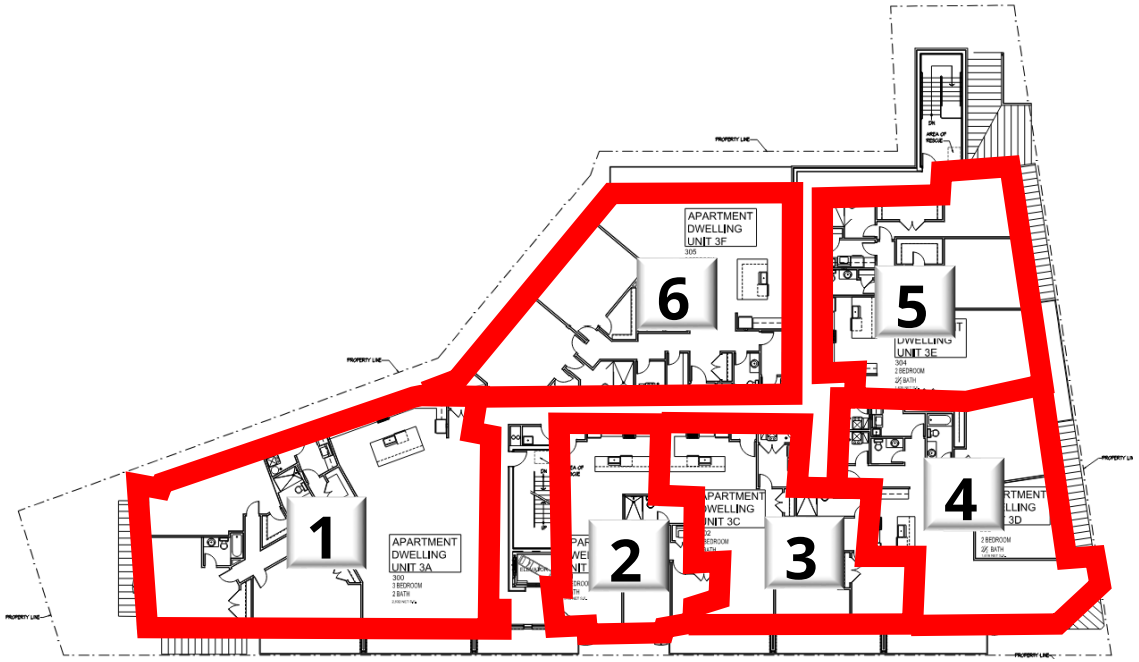


Approved March 2026

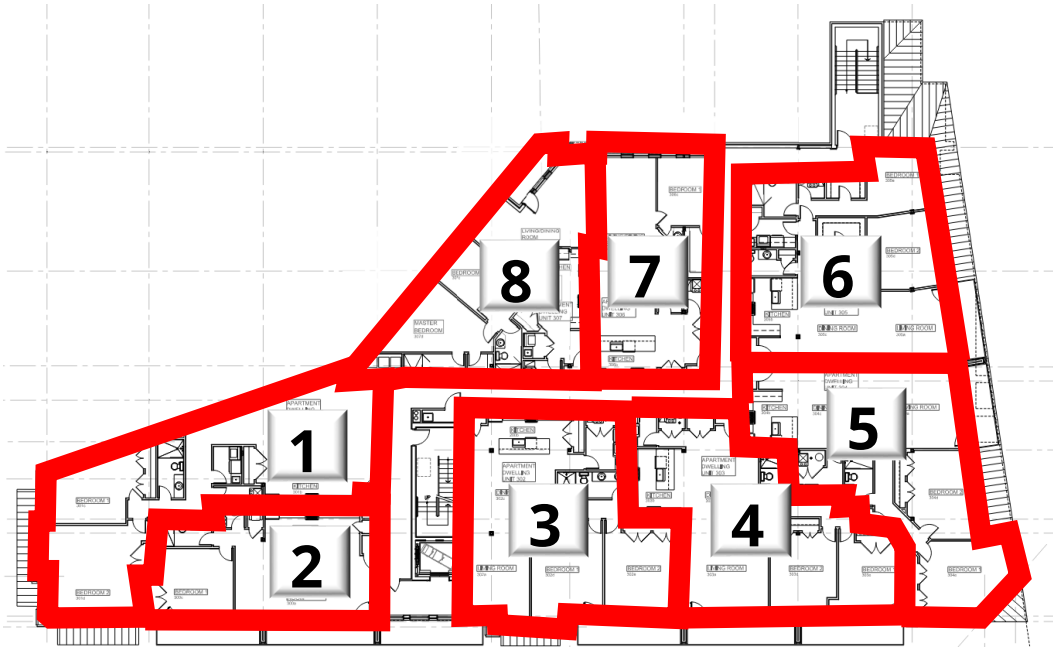


Proposed

5120 Forest Avenue – Third Floor Proposed Changes



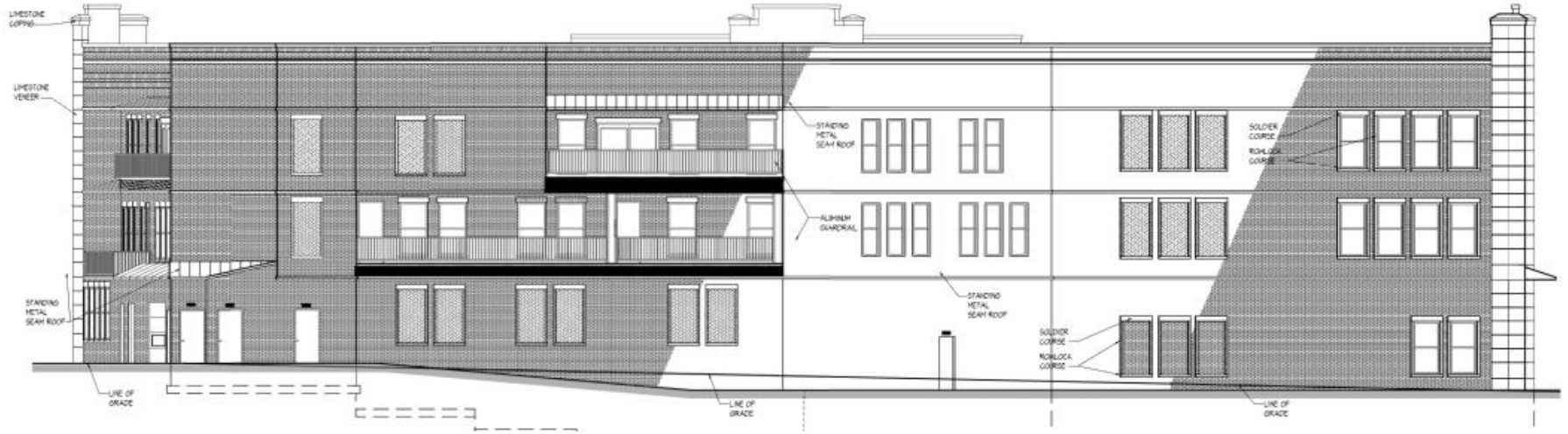
Approved March 2026



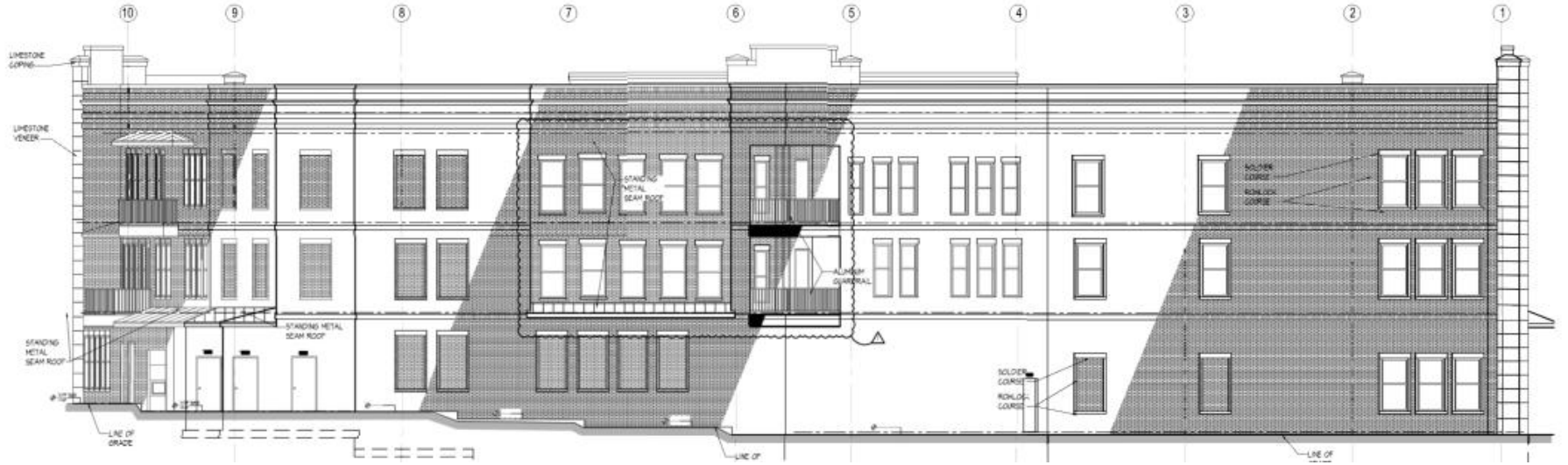
Proposed

5120 Forest Avenue – West Façade Proposed Changes

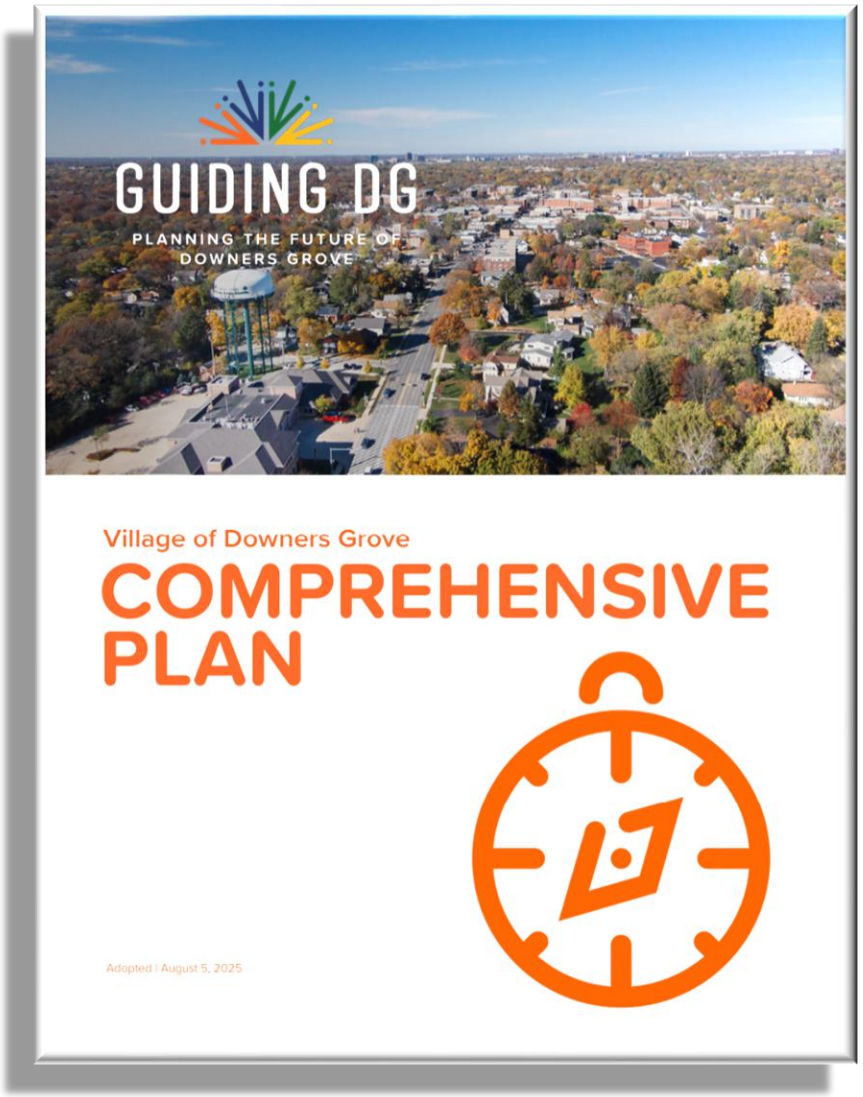
Approved
March 2026



Proposed



5120 Forest Avenue - Compliance with the Comprehensive Plan



- Downtown
- Diversify retail and dining options in downtown
- Encourage redevelopment of underutilized buildings into mixed-use developments
- Pedestrian-oriented redevelopment
- Maintain a mix of uses in downtown
- Locate offices near transit
- Encourage high-density, transit-oriented development near Metra Stations

5120 Forest Avenue - Standards of Approval

Chapter 28

Zoning Ordinance

- Planned Unit Development Standards
  - Section 28.12.040(c)(5)
- Special Use Standards
  - Section 28.12.050(h)