



Commission/Board/Committee Name: PLANNING & ZONING COMMISSION

Date of Meeting: Tuesday, January 17th 2023

Time of meeting: 7:00 PM

Location of Meeting: The regular meeting of the Village Planning & Zoning Commission will be held in person at 517 Des Plaines Ave, Forest Park Il 60130

AGENDA:

Roll Call

Approval of minutes from the meeting of December 20, 2022

Unfinished Business:

1. PZC 2022-05 Special use request for illuminated billboards on I-290 (CTA Property)
2. PZC 2022-06 Text Amendment to I-2 District

New Business

Public Comment

Adjournment

Village of Forest Park

Memorandum

TO: Planning and Zoning Commission

FROM: Steve Glinke, Director- Building, Planning, and Zoning

RE: ZPC 2022-05: 711 Des Plaines
Applicant: Chicago Transit Authority

DATE OF REPORT: January 10, 2023
DATE OF PLANNING AND ZONING COMMISSION MEETING: January 17, 2023

The Applicant, Chicago Transit Authority, is requesting the approval of a conditional use permit to allow the reinstallation of three (3) billboards.

Background Information

Applicant: Chicago Transit Authority
567 W. Lake Street
Chicago, IL 60661

Owner: Chicago Transit Authority
567 W. Lake Street
Chicago, IL 60661

Property Location: The south side of Concordia Cemetery, north of I-290 between the Des Plaines River and Des Plaines Avenue

Current Use: Vacant land and railyard

Comprehensive Plan Designation: Community Facilities/Institutional

Current Zoning: I-2 Industrial District

Surrounding Zoning:

North: R-1 Low Density Residential District (cemetery)
South: R-1 Low Density Residential District (cemetery)

East: I-2 Industrial District
West: B-1 Neighborhood Shopping District

Project Photos:





Birdseye view showing previous locations of signs

Project Documents:

The following documents, submitted by the applicant, are attached to this report.

1. Conditional Use Permit Application, (11 pages, undated)
2. Legal Description and related Quit Claim Deeds, 10 pages, undated)
3. Configuration (5) 2 Panel V-Type (elevation of proposed monopole) (1 page, undated)
4. Site photos (3 pages, undated)
5. Site survey (2 pages, dated 3/5/2014 and 1/5/23)

Project Description:

The applicant is requesting the approval of a conditional use permit to allow the reinstallation of three (3) monopole advertising signs with two faces each. Previously, there were billboards in approximately the same locations as the new ones are proposed. The new signs will be digital.

Staff Review

Billboards are a conditional use per 9-4A-2 of the Zoning Ordinance (B-1 Neighborhood Shopping District) with subsequent zoning districts “waterfalling” back to this regulation.

Advertising along interstates falls under the jurisdiction of the Illinois Department of Transportation; however, all such signs must also comply with local ordinances. Article D of the Zoning Ordinance specifically addresses “Signs Regulated Under The Highway Advertising Control Act Of 1971” and specifies Village requirements above and beyond that.

CONDITIONAL USE STANDARDS:

In reviewing and determining whether to approve or disapprove a conditional use permit, the Zoning and Planning Commission and Village Council shall consider the criteria established in 9-10-7 of the Village of Forest Park Zoning Code. The criteria and staff’s evaluation of the applications compliance with those criteria are as follows:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;
2. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
6. That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the village of Forest Park; and

That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the board.

Findings of Fact:

1. Approval of the Conditional Use Permit reestablishes signs that have existed for more than ten years.
2. The site is not proximate to any residential uses with the majority of its boundaries being interstate, cemetery, other CTA uses and the river and will therefore not diminish or impair neighborhood property values.
3. The Conditional Use Permit will not impede development of the surrounding properties given the current uses and the fact that they are not likely to change.
4. The signs will make use of existing access and utilities created for the previous signs.
5. The uses will not generate traffic congestion and ingress and egress for installation and maintenance is existing.

6. The proposed use is a reinstallation of a use that existed before the current comprehensive plan was adopted and is in line with that document.

The project as proposed, with conditions, would comply with all applicable development standards in the Forest Park Zoning Ordinance and meets the standards of approval for a Conditional Use Permit. Should the Planning and Zoning Commission wish to support the request, the following sample motion is provided:

Based on the submitted petition and testimony provided, I move that the Planning and Zoning Commission recommend to the Village Council approval of the request to approve a Conditional Use Permit to allow three (3) new monopole digital advertising signs, subject to the findings of fact above and the following conditions:

- 1. The property shall be developed and operated in substantial compliance with the plans submitted and testimony provided by the applicant;***
- 2. All construction shall comply with the Building Code of the Village of Forest Park, with final plans subject to review and approval by the Illinois Department of Transportation, Village Engineer and the Director- Building, Planning, and Zoning;***
- 3. No building permits and no Certificate of Occupancy for the Subject Property shall be issued by the Department of Public Health and Safety to the Owner unless all debts owed to the Village of Forest Park by the Owner have been paid in full prior to the issuance of such permits or certificate.***
- 4. Any violation of the above conditions will result in a violation of the Municipal code of the Village of Forest Park and the owner may be subject to fines for each day said violation exists.***

Village of Forest Park Conditional Use Permit Application

Village Code, Title 9, Chapter 10, Section 7 defines Conditional Uses as:

Certain uses which, because of their unique characteristics, cannot be properly classified in any particular district or districts, without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use in the particular location. Such conditional uses fall into two (2) categories:

1. Uses publicly operated or traditionally affected with a public interest.
2. Uses entirely private in character, but of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities.

Review Process

- A proposed conditional use must be reviewed by Planning staff at a Preapplication Conference before submitting a formal application. The purpose of the Preapplication Conference is to provide the applicant(s) an opportunity to discuss the concept of the proposed Zoning request, receive initial comments to assist with final submittals, and learn about the application process. The scheduling of a Preapplication Conference does not guarantee approval. Contact the Planning staff at 708-615-6276 to schedule a Preapplication Conference.
- Once the completed application is received, Village staff will schedule the item for a Zoning Board of Appeals public hearing, which take place on the 3rd Monday of each month at 7:00pm in the lower level of the Council Chambers of the Village Hall. Please see the ZBA meeting schedule.
- As required by Title 9, Zoning Regulations of the Village Code, staff will provide legal notice of the petition by: (1) arranging for a legal notice to appear in the newspaper at least 15 days but not more than 30 days before the public hearing (required by State statutes); (2) notifying property owners within 250 feet of the subject property by mail of the proposed zoning action; (3) posting a sign on the subject property.
- At the ZBA public hearing, the applicant or their representative must be present. Expert witnesses such as architects, appraisers, contractors, realtors, etc. may testify as to the matters related to the application. Any documentary evidence may also be submitted. All persons giving testimony at a public hearing must do so under oath. At the close of the applicant's presentation, the ZBA will accept testimony/comments from the public.
- The ZBA may choose to recommend approval of the application, recommend approval with conditions, or deny the application. Once the ZBA makes its recommendation, the item is forwarded to the Village Council accompanied by a staff report. The Village Council may either grant the request and adopt an Ordinance to that effect, or deny the application.

Fees

\$150.00 plus cost of any required legal notice publication and the cost of the hearing transcripts

Application Requirements

- Completed and signed application forms, including the Petitioner's Affidavit and Owner's Affidavit
- Required Fee
- Plat of survey locating lot line and all existing structures and legal description of subject property
- Legal description of subject property on 8" x 11" paper
- Proof of Ownership (including a deed, mortgage, contract to purchase, or closing documents)
- Existing zoning on subject property and within two hundred fifty feet (250'), exclusive of rights of way and alleys
- Detailed description of proposed conditional use and project impact statement describing the reasons for the proposed Conditional Use

Village of Forest Park
Conditional Use Permit Application

- Site plan showing proposed improvements
- Architectural plans and elevations showing proposed improvements
- Any supporting materials such as photographs or petitions that support the zoning request
- Explanation of how the conditional use standards have been met (standards are listed on pages 9 and 10)

**Village of Forest Park
Conditional Use Permit Application**

APPLICATION COVER SHEET

Date Received: _____

A Preapplication Conference with the planning staff is required prior to considering submitting an application for zoning action. The purpose of the Preapplication Conference is to provide the applicant(s) an opportunity to discuss the concept of the proposed subdivision prior to the preparation of detailed plans. The scheduling of a Preapplication Conference does not guarantee approval. Contact the Planning staff at 708-615-6276 to schedule a Preapplication Conference.

Subject Property Information:

Street Address: 711 DesPlaines

PIN(s): 15-13-112-021-0000

Current Zoning District (*circle*): R-1 R-2 R-3 B-1 B-2 DBD I-1 **(I-2)**

Current Land Use: Part of CTA Railyard

Current Property Size: 2.89 acres

Building size: n/a

Parking stalls (total): n/a

Proposed Development Information

Proposed Development Name: CTA Billboard Reinstallation

Proposed Special Use: Reinstallation of 3 billboard structure

Proposed Building Size: N/A Square Feet N/A Acres

Number of building units: N/A

Parking stalls (total): N/A

Proposed Zoning (*circle*): **(NOTE: If proposed zoning is different than existing zoning, additional approvals are required. Please see Planning staff.)**

R-1 R-2 R-3 B-1 B-2 DBD I-1 **(I-2)**

Brief Description of Proposal: Provide details about the zoning action such proposed land use, hours of operation, number of parking spaces, etc. (use additional sheets if necessary) _____

Reinstallation of three two-faced billboard structures in same locations as previously permitted structures.

**Village of Forest Park
Conditional Use Permit Application**

APPLICATION COVER SHEET continued

Character of surrounding area:

	Zoning	Jurisdiction	Existing Land Use
North	R1	Forest Park	cemetery
South	Not Zoned	IDOT	290 Expressway
East	I-2	Forest Park	CTA Railyard
West	I-2	Forest Park	Unused Land

For Office Use Only: Filing Fee: _____ Paid Date: _____ Public Hearing Date: _____

**Village of Forest Park
Conditional Use Permit Application**

CONTACT INFORMATION

Applicant Information:

Name: Stina Fish
Company: Chicago Transit Authority
Address: 711 DesPlaines
City, State, Zip Code: Forest Park, IL 60661
Phone: 312-681-3477 Fax: N/A
Email Address: SFish@transitchicago.com
Applicant Relationship to Property (i.e. Owner, Surveyor, Architect, Attorney): Senior Manager, Business Development

Owner Information (if different from applicant):

Name: _____
Company: _____
Address: _____
City, State, Zip Code: _____
Phone: _____ Fax: _____
Email Address: _____

Project Staff:

Attorney Name: Nicholas J. Ftikas
Company: Sam Banks Law
Address: 221 N. LaSalle #3800
City, State, Zip Code: Chicago, IL 60601
Phone: 312-782-1983 Fax: _____
Email Address: nick@sambankslaw.com

Builder Name: Ted Bratsos
Company: All Steel Structures
Address: 16301 Vincennes
City, State, Zip Code: South Holland, IL 60473
Phone: 708-210-1313 Fax: _____
Email Address: ted.bratsos@allsteelinc.com

**Village of Forest Park
Conditional Use Permit Application**

CONTACT INFORMATION continued

Developer Name: _____

Company: _____ Chicago Transit Authority / Stina Fish – Senior Manager - Business Development

Address: _____ 567 W. Lake Street

City, State, Zip Code: _____ Chicago, IL 60661

Phone: _____ 312-681-3477 Fax: _____

Email Address: _____ SFish@transitchicago.com

Engineer Name: _____ Mark Carstens, Gerry Carstens

Company: _____ GRC Engineering

Address: _____ 5544 W. 147th Street

City, State, Zip Code: _____ Oak Forest, IL 60452

Phone: _____ 708-489-0400 Fax: _____

Email Address: _____ mcarstens@grceng.com

Landscape Architect Name: _____ N/A

Company: _____ N/A

Address: _____ N/A

City, State, Zip Code: _____ N/A

Phone: _____ N/A Fax: _____ N/A

Email Address: _____ N/A

**Village of Forest Park
Conditional Use Permit Application**

PETITIONER'S AFFIDAVIT

Petitioner acknowledges understanding of application requirements and certifies that application has been completed correctly.

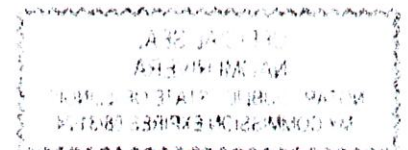
I, Stina Fish, hereby certify that on 9th Day of August, 2022, I have completely read and understand the submittal requirements for an appearance before the Village of Forest Zoning Board of Appeals, Plan Commission (if applicable), and Village Council, and that all the above statements and statements on any documents or drawings submitted herewith are true to the best of my (our) knowledge and belief.

Location of proposed zoning action: 711 Des Plaines

Project name: CTA Billboard Reinstallation

Petitioner' Name: CTA / Stina Fish

Signature: *A. Fish*



Village of Forest Park
Conditional Use Permit Application

OWNER'S AFFIDAVIT

I (We) certify that he/she is the owner of legal representative of the subject property and that
CTA / Stina Fish (Name of petitioner – not the property owner) has been authorized to submit an
application for the following action: CTA Billboard Reinstallation
Upon the property at: 711 Des Plaines and
that the proposed work and all related inspections are hereby authorized.

CTA / Stina Fish
Name of Petitioner (Applicant)

N. Fish 8/9/22
Signature of Applicant and Date

CTA / Stina Fish
Name of Property Owner/Legal Representative

N. Fish 8/9/22
Signature of Property Owner/Legal Representative and Date

NOTARY
STATE OF Illinois)) SS.
COUNTY OF Cook)

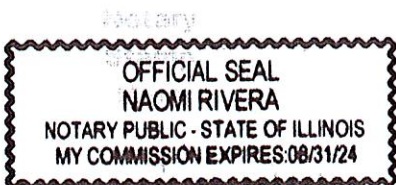
I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY
THAT

Stina Fish
(NAME OF APPLICANT)

is/are personally known to me, that said person(s) appeared before me this day in person and severally
acknowledged that he/she/they signed and delivered the forgoing owners authorization above as
his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and Notary Seal, this 9th day of August, 20 22.

Naomi Rivera
Signature of Notary Public



Village of Forest Park Conditional Use Permit Application

RESPONSES TO CONDITIONAL USE STANDARDS

The Forest Park Municipal Code requires that the Zoning Board of Appeals take into consideration the seven findings listed below when making its recommendation to the Village Council. Each factor must be addressed for approval of the proposed conditional use. "Yes" and "No" responses will not suffice. Please be as detailed as possible and explain why the proposed conditional use should be permitted in a district where it is not otherwise permitted. **If a question is not addressed, the application will be considered incomplete.** If additional space is required, please attach a separate sheet. For questions, please contact the Planning staff.

1. What measures have been or will be taken to prevent detrimental impact to or endanger the public health, safety, morals, comfort, or general welfare? *(Explain in detail how the proposed conditional use has been designed, located, or proposed so that it will not disturb residents, the neighborhood, or the community-at-large. Explain how the proposed conditional use at the particular location requested is necessary or desirable to provide a service or a facility that will benefit residents, the neighborhood or the community-at-large?)*

The proposed Conditional Use will permit the establishment of three (3) monopole advertising signs, each with two (2) faces, in approximately the same location that three (3) similar sign poles existed at the subject property. The advertising signs will be used to advertise goods and services to the general public, providing a benefit to both the local business community and the residents interested in the advertised goods and/or services.

2. How will the proposed conditional use not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood? *(Consider existing uses near the subject property and explain how the proposed conditional use may or may not be compatible with surrounding existing uses.)*

The proposed monopoles signs will be entirely contained on the subject property and not interfere in any way with the use and enjoyment of any of the surrounding properties. Again, the proposed monopole signs will replace previously existing and permitted monopole signs at the subject property, and not otherwise impact the value of any of the surrounding properties or uses.

3. How will the establishment of the proposed conditional use not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district? *(Explain how the proposed conditional use will allow the surrounding area to develop appropriately. Is the use too large for the site? Will it be in a location on the lot that will cause conflicts with adjacent properties? Does the use create noise, odor, smoke, or light that will affect other properties? Will the proposed use have a negative impact on existing adjacent land uses?)*

The proposed monopole signs are limited in size and scope, and are entirely confined on the subject property. The subject area is commercial / industrial in nature, and the advertising signs will not change or alter that existing character or otherwise impede the normal and orderly development of surrounding

Village of Forest Park
Conditional Use Permit Application

property. Moreover, the proposed signs do not create noise, odor, or smoke that will impact adjacent property. The signs will be illuminated for visibility purposes at night, but that lighting is within or directed toward the sign display and not any of the adjunct properties.

RESPONSES TO CONDITIONAL USE STANDARDS continued

4. To what extent will the proposed conditional use be adequately served by essential public facilities and services, and by private utilities? *(Explain the measures that have been or will be taken to provide adequate utilities, access roads, drainage and/or necessary facilities.)*

The proposed monopole signs will rely on electric service that is already provided to/at the subject site. The proposed monopole signs do not require any additional public utilities, facilities, or services, such as access roads or drainage, for their use and operation at the subject property.

5. What measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets? *(Explain how increases to traffic congestion and circulation problems will be address. Also, explain the ways that access issues will be improved due to the design, locations, or specific proposal of the conditional use.)*

The proposed monopole signs will be entirely contained on the subject property and will not impact traffic congestion in the public streets. The use of the signs after their installation is very limited compared to other active retail/commercial uses. Other than occasional maintenance, the signs themselves will not generate any new traffic that would impact existing traffic patterns and/or traffic congestion in the subject area.

6. How is the proposed conditional use not contrary to the objectives of the current comprehensive plan for the village of Forest Park? *(Explain how the conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents.)*

The proposed monopole signs would replace previously existing and permitted monopole signs at the subject site. The subject property is located in an I-2 Zoning District, which contemplates the use of advertising signage, subject to Conditional Use Approval. The proposed monopole advertising signs will not change the use allowances or established character of the subject property or any of the surrounding or neighboring properties.

7. How does the proposed conditional use conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the ZBA? *(Show how the proposed conditional use will comply with as many*

Village of Forest Park
Conditional Use Permit Application

sections of the Zoning Regulations as possible. The proposed site plan may be a part of this response.)

The proposed monopole signs would comply with all applicable regulations of the underlying I-2 Zoning District, provided the ZBA grants approval of the requested Conditional Use. Again, the proposed advertising signs would allow the local business community to advertise goods and/or services to the general public, which is a contemplated use within the underlying I-2 Zoning District. Additionally, the Applicant will be required to obtain permits for the installation and continued use of the advertising signs, provided the ZBA approves the requested zoning relief.

Legal Descriptions from attached deed and quick claim deeds for 711 DesPlaines:

That part of the Southeast quarter of the Northwest quarter of Section 13, Township 39 North, Range 12, East of the Third Principal Meridian, bounded and described as follows: Beginning at a point on the Northwestern line of DesPlaines Avenue, a distant 50.00 feet Northeasterly, as measured at right angles, from the center line of the main track of the Minnesota and Northwestern Railroad (later the Chicago Great Western Railway Company, now the Chicago and North Western Railway Company), as said main track center line was originally located and established across said Section 13; thence Northwesterly parallel with said original main track center line, a distance of 370.00 feet; thence Southwesterly at right angles to the last described course a distance of 25.00 feet, more or less, to a point distant 25.00 feet Northeasterly, measured at right angles, from the center line of the most Northerly main track of the Chicago and ^{North} Great Western Railway Company (formerly the Chicago Great Western Railway Company) as said main track is now located; thence Southeasterly parallel with said last described main track center line to a point on the Northwestern line of said DesPlaines Avenue; thence Northeasterly along said Northwestern line of DesPlaines Avenue, to the point of beginning, and commonly known as the southwest corner of Vanburen Street and DesPlaines Avenue in Forest Park, Illinois.

That part of the East half of the Northwest Quarter of Section 13, Township 39 North, Range 12, East of the Third Principal Meridian, (except the West 33 feet thereof) lying West of a line 50 feet West, measured at right angles thereto, of the centerline of Des Plaines Avenue; South of the South right-of-way line of Chicago and Great Western Railroad, and Northerly of the following described line: Beginning at a point in a line 33 feet West of, measured at right angles thereto, the centerline of Des Plaines Avenue, 160 feet Southerly, measured along a line 33 feet West of and parallel with the centerline of Des Plaines Avenue, from the South right-of-way line of said Railroad; thence Southwesterly on a line forming an angle of 54 degrees, 41 minutes, 34 seconds, (measured from South to Southwest from the last described parallel line extended Southerly) 763.81 feet; thence continuing Southwesterly on a straight line to a point in the West line of said East half of the Northwest Quarter of said Section 13, 213.75 feet North of the Southwest corner thereof.

That part of the East half of the Northwest Quarter of Section 13, Township 39 North, Range 12, East of the Third Principal Meridian, (except the West 33 feet thereof) lying West of a line 50 feet West, measured at right angles thereto, of the centerline of Des Plaines Avenue; South of the South right-of-way line of Chicago and Great Western Railroad, and Northerly of the following described line: Beginning at a point in a line 33 feet West of, measured at right angles thereto, the centerline of Des Plaines Avenue, 160 feet Southerly, measured along a line 33 feet West of and parallel with the centerline of Des Plaines Avenue, from the South right-of-way line of said Railroad; thence Southwesterly on a line forming an angle of 54 degrees, 41 minutes, 34 seconds, (measured from South to Southwest from the last described parallel line extended Southerly) 763.81 feet; thence continuing Southwesterly on a straight line to a point in the West line of said East half of the Northwest Quarter of said Section 13, 218.75 feet North of the Southwest corner thereof.

(Corporation to Corporation)

(The Above Space For Recorder's Use Only)

THE GRANTOR, GEORGE D. HARDIN, INC., 2130 South Michigan Avenue, Chicago, Illinois,
a corporation created and existing under and by virtue of the laws of the State of Illinois
and duly authorized to transact business in the State of Illinois, for and in consideration
of Fifteen Thousand and No/100 (\$15,000.00) DOLLARS,

in hand paid, and pursuant to authority given by the Board of Directors of said corporation
CONVEY and WARRANT to CHICAGO TRANSIT AUTHORITY, a Municipal
Corporation, Merchandise Mart Plaza, Chicago, Illinois,
a corporation organized and existing under and by virtue of the laws of the State of Illinois
having its principal office in the City of Chicago County of Cook
and State of Illinois the following described Real Estate situated in the County of
Cook and State of Illinois, to wit:

That part of the Southeast quarter of the Northwest quarter of Section 13, Township
39 North, Range 12, East of the Third Principal Meridian, bounded and described
as follows: Beginning at a point on the Northwesterly line of DesPlaines Avenue,
a distant 50.00 feet Northeasterly, as measured at right angles, from the center
line of the main track of the Minnesota and Northwestern Railroad (later the Chicago
Great Western Railway Company, now the Chicago and North Western Railway
Company), as said main track center line was originally located and established
across said Section 13; thence Northwesterly parallel with said original main track
center line, a distance of 370.00 feet; thence Southwesterly at right angles to the
last described course a distance of 25.00 feet, more or less, to a point distant
25.00 feet Northeasterly, measured at right angles, from the center line of the most
Northerly main track of the Chicago and Great Western Railway Company (formerly
the Chicago Great Western Railway Company) as said main track is now located;
thence Southeasterly parallel with said last described main track center line to a
point on the Northwesterly line of said DesPlaines Avenue; thence Northeasterly
along said Northwesterly line of DesPlaines Avenue, to the point of beginning, and
commonly known as the southwest corner of VanBuren Street and DesPlaines Avenue
IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name
to be signed to these presents by its _____ President, and attested by its
Secretary, this 2nd day of July, 1974.

IMPRESS
CORPORATE SEAL
HERE

GEORGE D. HARDIN, INC.

(NAME OF CORPORATION)

BY George D. Hardin

George D. Hardin

ATTEST:

Albert Nelson

Albert Nelson

PRESIDENT

SECRETARY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the
County and State aforesaid, DO HEREBY CERTIFY, that George D. Hardin
personally known to me to be the _____ President of George D. Hardin, Inc., an Illinois

corporation, and Albert Nelson personally known to me to be the
the _____ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instru-
ment, appeared before me this day in person and severally acknowledged that as
such _____ President and _____ Secretary, they signed
and delivered the said instrument as _____ President and
Secretary of said corporation, and caused the corporate seal of said corporation
to be affixed thereto, pursuant to authority, given by the Board of Directors
of said corporation as their free and voluntary act, and as the free and voluntary
act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of July, 1974.

Commission expires 10/24/74 19 74 John A. Summerfield
NOTARY PUBLIC

This instrument prepared by John A. Summerfield, 111 West Washington Street,
Chicago, Illinois, 60602, State 2-7778.

MAIL TO: { Summerfield and Summerfield
(Name)
111 West Washington Street
(Address)
Chicago, Illinois 60602
(City, State and Zip) }

OR RECORDER'S OFFICE BOX NO. _____

ADDRESS OF PROPERTY:
Southwest corner - Van Buren Street

and DesPlaines Avenue, Forest Park
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. ILL.

SEND SUBSEQUENT TAX BILLS TO:
Chicago Transit Authority
Merchandise Mart Plaza
Chicago, Illinois
(Address)

NO TAXABLE CONSIDERATION

AFFIX "RIDERS" OR REVENUE STAMPS HERE

DOCUMENT NUMBER

22 785 710

JUL 17 63-24-6319

WARRANTY DEED
Corporation to Corporation

TO

GEORGE E. COLE®
LEGAL FORMS

533

Form 104 R 5/72

Name: CHICAGO TITLE AND TRUST COMPANY
Address: 111 WEST WASHINGTON STREET
CHICAGO, ILLINOIS 60602
City: Chicago
ATTN: Legal Dept.

23 969 227

QUIT-CLAIM DEED

THIS INDENTURE WITNESSETH that Grantor, THE COUNTY OF COOK, a Municipal Corporation, created and existing under and by virtue of the laws of the State of Illinois for the consideration of TEN AND NO/100 (\$10.00) Dollars and other valuable considerations and pursuant to authority given by the Board of Commissioners of said corporation, Conveys and Quit-Claims unto

CHICAGO TRANSIT AUTHORITY

a Municipal Corporation, created and existing under and by virtue of the laws of the State of Illinois having its principal office in the City of Chicago and State of Illinois, all interest in the following described real estate situated in the County of Cook and State of Illinois, to-wit:

That part of the East half of the Northwest Quarter of Section 13, Township 39. North, Range 12, East of the Third Principal Meridian, (except the West 33 feet thereof) lying West of a line 50 feet West, measured at right angles thereto, of the centerline of Des Plaines Avenue; South of the South right-of-way line of Chicago and Great Western Railroad, and Northerly of the following described line; Beginning at a point in a line 33 feet West of, measured at right angles thereto, the centerline of Des Plaines Avenue, 160 feet Southerly, measured along a line 33 feet West of and parallel with the centerline of Des Plaines Avenue, from the South right-of-way line of said Railroad; thence Southwesterly on a line forming an angle of 54 degrees, 41 minutes, 34 seconds, (measured from South to Southwest from the last described parallel line extended Southerly) 763.81 feet; thence continuing Southwesterly on a straight line to a point in the West line of said East half of the Northwest Quarter of said Section 13, 213.75 feet North of the Southwest corner thereof.

23 969 227

This deed does not state that it is a corrected deed for the purposes of correcting a dimension in the legal description, namely 213.75 feet instead of the original deed which had 218.75.

This deed is in compliance with C.T.I.T. requirement in Item #24 of Title Commitment dated 1-4-77 - Note: Title commitment dated 6-14-77 has Item #24 removed as a result of this deed.

As additional consideration for this conveyance the Grantee herein, for itself and its successors, assumes the obligations imposed on the County of Cook by an Order of the Illinois Commerce Commission, No. 44398 dated August 16, 1957.

The above described land is hereby conveyed on the condition that it be used exclusively for traction facilities and uses incidental thereto, by the Grantee and its successors with no power in the Grantee herein or its successors to sell, or mortgage said land or any party thereof. In the event of any such act, than said conveyance shall be null and void and the title to such land shall thereupon revert to the County of Cook, subject to the rights of Chicago Aurora and Elgin Railway Company under the aforesaid Order of Illinois Commerce Commission and re-payment to the Chicago Transit Authority the original purchase price of THREE HUNDRED SIXTY SEVEN THOUSAND, SIX HUNDRED EIGHTY NINE AND NO/100 (\$367,689.00) Dollars.

IN WITNESS WHEREOF, pursuant to authority under Resolutions passed by the Board of Commissioners of Cook County, George W. Dunne, President of said Board, executes this deed for the County of Cook, grantor herein, and has caused its corporate seal to be hereto affixed and attested by its County Clerk, this 14TH day of JUNE A.D., 1977.

THE COUNTY OF COOK

BY [Signature]

ATTEST:

[Signature]
COUNTY CLERK

This instrument prepared by attorney
Ian Levin of the law firm of
FORAN, WISS & SCHULTZ
111 W. Washington Street
Suite 1731
Chicago, Illinois 60602
Telephone - 368-8330

APPROVED BY BOARD
COUNTY COMMISSIONERS

JUN 6 1977

COM. _____

23 969 227

State of Illinois, County of Cook ss., I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that George W. Dunne personally known to me to be the President of the Board of Commissioners of the County of Cook, and Stanley Kusper, personally known to me to be the County Clerk of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and County Clerk, they signed and delivered the said instrument as President of the Board of Commissioners and County Clerk of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Commissioners of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal, this 14th day of June
A.D., 1977.

Stephanie Stechi
NOTARY PUBLIC



1977 JUN 14 PM 3 20

JUN-14-77 390664 23969227 A



23969227

mail to

MAIL TO IAN LEVIN
c/o FORAN, WISS & SCHULTZ
111 W. Washington Street
Suite 1731
Chicago, Illinois 60602



File Problem

3 8 77 8 12 3

RECEIVED

18 233 998
QUIT-CLAIM DEED

THIS INDENTURE WITNESSETH that Grantor, THE COUNTY OF COOK, a Municipal Corporation, created and existing under and by virtue of the laws of the State of Illinois for the consideration of TEN AND NO/100 (\$10.00) Dollars and other valuable considerations and pursuant to authority given by the Board of Commissioners of said corporation, Conveys and Quit-Claims unto

CHICAGO TRANSIT AUTHORITY

a Municipal Corporation, created and existing under and by virtue of the laws of the State of Illinois having its principal office in the City of Chicago and State of Illinois, all interest in the following described real estate situated in the County of Cook and State of Illinois, to-wit:

That part of the East half of the Northwest Quarter of Section 13, Township 39 North, Range 12, East of the Third Principal Meridian, (except the West 33 feet thereof) lying West of a line 50 feet West, measured at right angles thereto, of the centerline of Des Plaines Avenue; South of the South right-of-way line of Chicago and Great Western Railroad, and Northerly of the following described line: Beginning at a point in a line 33 feet West of, measured at right angles thereto, the centerline of Des Plaines Avenue, 160 feet Southerly, measured along a line 33 feet West of and parallel with the centerline of Des Plaines Avenue, from the South right-of-way line of said Railroad; thence Southwesterly on a line forming an angle of 54 degrees, 41 minutes, 34 seconds, (measured from South to Southwest from the last described parallel line extended Southerly) 763.81 feet; thence continuing Southwesterly on a straight line to a point in the West line of said East half of the Northwest Quarter of said Section 13, 218.75 feet North of the Southwest corner thereof.

18 233 998

As additional consideration for this conveyance the Grantee herein, for itself and its successors, assumes the obligations imposed on the County of Cook by an Order of the Illinois Commerce Commission, No. 44398 dated August 16, 1957.

The above described land is hereby conveyed on the condition that it be used exclusively for traction facilities and uses incidental thereto, by the Grantee and its successors with no power in the Grantee herein or its successors to sell, or mortgage said land or any part thereof. In the event of any such act, then said conveyance shall be null and void and the title to such land shall thereupon revert to the County of Cook, subject to the rights of Chicago Aurora and Elgin Railway Company under the aforesaid Order of Illinois Commerce Commission and re-payment to the Chicago Transit Authority the original purchase price of THREE HUNDRED SIXTY SEVEN THOUSAND, SIX HUNDRED EIGHTY NINE AND NO/100 (\$367,689.00) Dollars.

16 233 998

IN WITNESS WHEREOF, pursuant to authority under Resolutions passed by the Board of Commissioners of Cook County, John J. Duffy, President of said Board, executes this deed for the County of Cook, grantor herein, and has caused its corporate seal to be hereto affixed and attested by its County Clerk, this 6th day of June A. D., 1961.

THE COUNTY OF COOK

BY



ATTEST:


COUNTY CLERK

State of Illinois, County of Cook ss., I, the undersigned, a Notary Public,
in and for the County and State aforesaid, DO HEREBY CERTIFY, that
John J. Duffy personally known to me to be the President of the Board of
Commissioners of the County of Cook, and Edward J. Barrett, personally
known to me to be the County Clerk of said corporation, and personally
known to me to be the same persons whose names are subscribed to the
foregoing instrument, appeared before me this day in person and severally
acknowledged that as such President and County Clerk, they signed and
delivered the said instrument as President of the Board of Commissioners
and County Clerk of said corporation, and caused the corporate seal of said
corporation to be affixed thereto, pursuant to authority, given by the Board
of Commissioners of said corporation as their free and voluntary act, and
as the free and voluntary act and deed of said corporation, for the uses and
purposes therein set forth.

18233998

GIVEN under my hand and Notarial seal, this 6th day of June,

A. D., 1961.



D. L. Ores
NOTARY PUBLIC

No revenue Stamps required

1961 AUG 1 PM 2 50
AUG-1-61 2 30 6 50 a 18233998

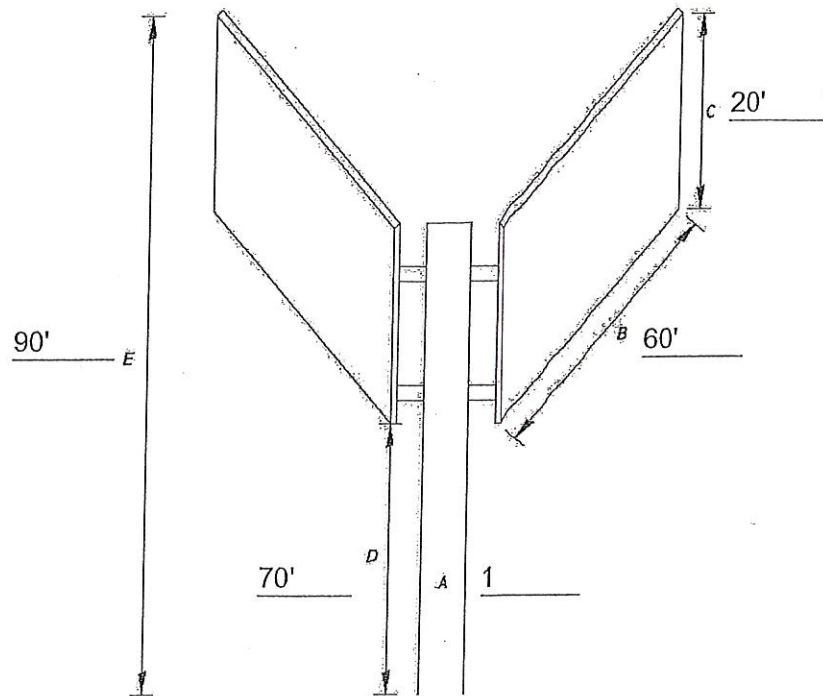


MAIL

18233998

Configuration (5)

2 Panel V-Type



A = Number of Vertical Supports
B = Sign Face Width
C = Sign Face Height
D = Height to Bottom Molding
E = Height to Top of Sign

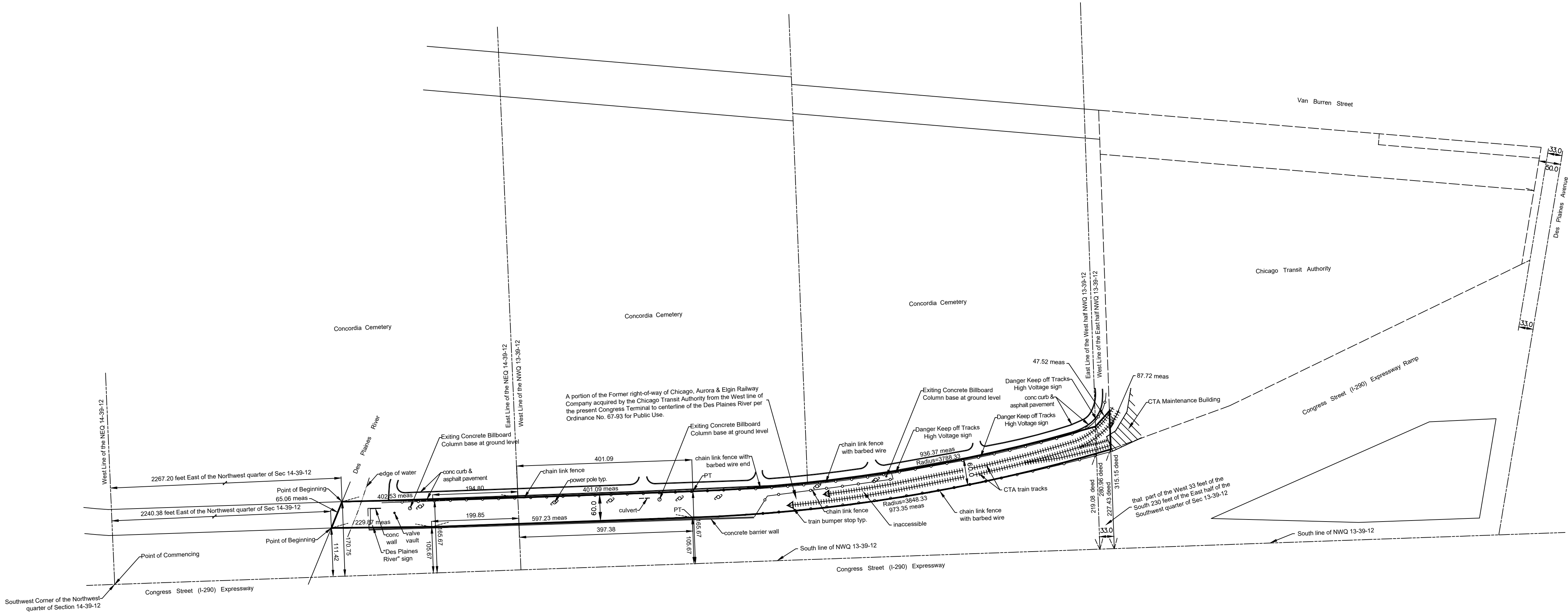
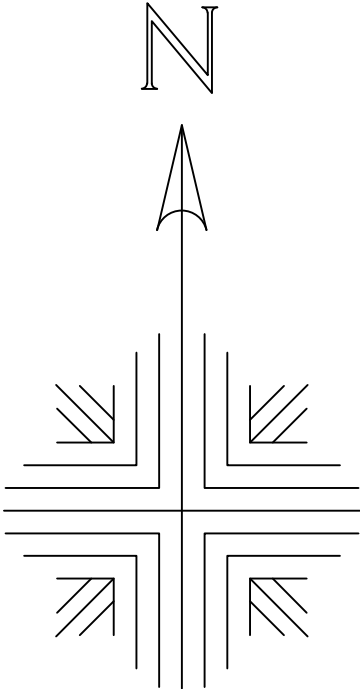






Plat of Survey

That part of the West half of the Northwest quarter of Section 13 and that part of the Northeast quarter of Section 14 East of the center of the Des Plaines River, all in Township 39 North, Range 12 East of the Third Principal Meridian, lying Southerly of the following described line: Beginning in the center line of the Des Plaines River, 2267.20 feet East of and 170.75 feet North of the Southwest corner of the Northeast quarter of Section 14 aforesaid; thence extending Southeasterly to a point in a line 165.67 feet North of and parallel to the South line of the Northeast quarter of Section 14 aforesaid, 194.80 feet West of the East line of the Northeast quarter aforesaid (measured on said parallel line); thence extending East on said parallel line 194.80 feet to the East line of the Northeast quarter aforesaid; thence extending East on a line 165.67 feet North of and parallel to the South line of the Northwest quarter of Section 13 aforesaid 401.09 feet to a point of curve; thence extending Northeasterly on a curve tangent to the last described course convex Southeasterly and having a radius of 3788.33 feet to the East line of the West half of the Northwest quarter of Section 13 aforesaid, 280.96 feet North of the South line thereof, and lying Northerly of the following described line: Beginning in the center line of the Des Plaines River, 2240.38 feet East of and 111.42 feet North of the Southwest corner of the Northeast quarter of Section 14 aforesaid (as measured in the South line of said Northeast quarter and at right angles thereto); thence extending Southeasterly to a point 199.85 feet West of and 105.67 feet North of the Southeast corner of said Northeast quarter (as measured on the South line of said Northeast quarter and at right angles thereto); thence East parallel with the South line of said Northeast quarter and continuing parallel with the South line of the Northwest quarter of Section 13 aforesaid to a point 397.38 feet East of and 105.67 feet North of the Southwest corner of said Northwest quarter (as measured on the South line of said Northwest quarter and at right angles thereto); thence Northeasterly on a curve tangent to the last described course, convex Southeasterly and having a radius of 3848.33 feet to the East line of the West half of the Northwest quarter of Section 13, 219.08 feet North of the Southeast corner of said West half, also that part of the West 33 feet of the East half of the Northwest quarter of Section 13, Township 39 North, Range 12 East of the Third Principal Meridian, lying Southerly of a line extended from the West line of said West 33 feet, 280.96 feet North of the South line of Said Northwest quarter to a point in the East line of said West 33 feet, 315.15 feet North of the South line aforesaid and lying North of the South 230 feet of said West 33 feet, also That part of the West 33 feet of the South 230 feet of the East half of the Northwest quarter of Section 13, Township 39 North, Range 12 East of the Third Principal Meridian, lying Northerly of a curved line convex Southeasterly and having a radius of 3848.33 feet, extended from a point in the West line of said West 33 feet, 219.08 feet North of the South line of said Northwest quarter (as measured in said West line) to a point in the East line of said West 33 feet, 227.43 feet North of said South line (as measured in the East line of said West 33 feet).

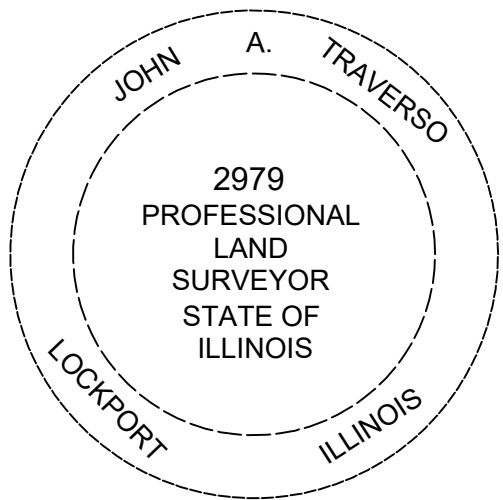


COMPARE ALL POINTS BEFORE BUILDING. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION.

PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON.

PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION.

ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.



LEGEND:
NWQ = Northwest quarter
LSSI = Land Surveying Services, Inc.
NEO = Northeast quarter
PT = point of tangency

- NOTES:
- Area of the property is approximately 108,176 square feet (2.483 acres)
 - Field crew was unable to gain access to the area surrounded by the chain link fence with barbed wire. Also the field crew were advised not to step over train tracks.
 - Heron drawn plat was ordered as a non-monumented survey

STATE OF ILLINOIS)
COUNTY OF WILL) S.S.

TRI-COUNTY ENGINEERING, INC. AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY ATTEST THAT WE HAVE DRAWN THE PROPERTY DESCRIBED IN THE CAPTION ABOVE AND THE DRAWING HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAME, GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF January 2023

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

JOHN A. TRAVERSO, ILL. PROFESSIONAL LAND SURVEYOR NO. 035-002979

TRI-COUNTY ENGINEERING, INC.

Land Surveying Civil Engineering Land Planning

15640 West Janas Drive Homer Glen, Illinois 60491
Phone: (708) 301-5914 illpls@comcast.net Fax: (708) 301-6662

ILLINOIS P.L.S. NO. 035-002979 EXPIRES 11/30/2024
ILLINOIS L.E. NO. 062-036981 EXPIRES 11/30/2023

WILL COOK
DUFAGE

SCALE:	1" = 150'
DRAWN BY:	J.J.F.
CHECKED BY:	J.T.
PROJECT NO:	22TR2093
REVISED:	
REVISED:	

PREPARED FOR:

Outfront Media

Proposed Site Sketch

SHEET 1 OF 1

Village of Forest Park Memorandum

TO: Planning and Zoning Commission

FROM: Steve Glinke, Director of Building, Planning and Zoning

SUBJECT: Text Amendment to the I-2 District

DATE OF REPORT: 10 January 2023

DATE OF PLANNING AND ZONING COMMISSION MEETING: 17 January 2023

RE: PZC 2022-06. Amending Title 9, Chapter 5, Article B "I-2 Industrial District" permitted and prohibited uses.

Petitioner: Village of Forest Park

BACKGROUND/DISCUSSION

Proposed amendments to the I-2 District were presented at the December meeting of the Planning and Zoning Commission with the goal of modernizing and clarifying which uses are allowed for the Village's heavier industrial district. The staff report for that meeting is included in this packet. At the December meeting, there was a robust discussion of which uses to allow and prohibit to achieve the Village's economic goals, minimize environmental impacts, and modernize the ordinance.

SUMMARY/RECOMMENDATION

The revised draft included in this packet takes into account the public comment and discussion amongst Commissioners to clarify permitted and prohibited uses.

Should the Zoning Board of Appeals wish to recommend approval of these text amendments, a sample motion is provided herein:

Based on the information included in the staff memo and testimony provided, I move that the Planning and Zoning Commission recommend to the Village Council approval of the following text amendments:

9-5B-1: USE REGULATIONS:

In the I-2 district, no land shall be used and no building shall be hereafter erected or structurally altered, except for one or more of the following uses:

Any use permitted in the I-1 district.

Adult-Use Cannabis Craft Grower, in compliance with the State of Illinois Cannabis Regulation and Tax Act and meeting the parking requirement of chapter 8 of this title.

Adult-Use Cannabis Cultivation Center, in compliance with the State of Illinois Cannabis Regulation and Tax Act and meeting the parking requirement of chapter 8 of this title.

Adult-Use Cannabis Dispensing Organization, in compliance with the State of Illinois Cannabis Regulation and Tax Act and meeting the parking requirement of chapter 8 of this title.

Adult-Use Cannabis Infuser Organization or Infuser, in compliance with the State of Illinois Cannabis Regulation and Tax Act and meeting the parking requirement of chapter 8 of this title.

Adult-Use Cannabis Processing Organization or Processor, in compliance with the State of Illinois Cannabis Regulation and Tax Act and meeting the parking requirement of chapter 8 of this title.

Adult-Use Cannabis Transporting Organization or Transporter, in compliance with the State of Illinois Cannabis Regulation and Tax Act and meeting the parking requirement of chapter 8 of this title.

Automobile painting, upholstering, repairing, reconditioning, body and fender works.

Blacksmith.

Brick, tile, plastic, glass, clay and metal products; provided, however, that no building or occupancy permit shall be issued until the location and conditions of such use shall have been authorized by the village council after a public hearing conducted by the zoning and planning commission in accordance with the provisions of this title.

Cooking, distillation, and processing of animal and vegetable products, including but not limited to, brewery, distillery, wholesale and retail butcher, and food canning plant.

Grain elevators.

Railroad yards. (April 1969) (amd. Ord. O-02-20, 1-13-2020)

9-5B-2: CONDITIONAL USE REGULATIONS:

The following conditional use(s) may also be permitted by the Village Council in accordance with the procedures specified in this title. Application for conditional use is to be made to the Planning and Zoning Commission after public notice and hearing on the petition according to law, the Planning and Zoning Commission shall refer the petition with such recommendations as it may make to the Village Council for its action, all in accordance with the procedures specified in chapter 10 of this title.

Any conditional use permitted in the I-1 district in accordance with the procedures specified herein. (Ord. O-22-14, 9-8-2014; amd. Ord. O-02-20, 1-13-2020; Ord. O-20-22, 5-9-2022)

9-5B-3: PROHIBITED USES:

~~The prohibited uses specified in the I-1 district shall apply to the I-2 district as if the same were set forth in this article. (April 1969; amd. Ord. O-22-14, 9-8-2014)~~

Cotton textile sizing, scouring, bleaching, dyeing and similar operations.

Creosote and creosote products manufacture.

Extraction, preparation and processing of dust producing mineral products including, but not limited to, abrasives, cement, lime, fertilizer, plaster, crushed stone, stonecutting products, mining of sand, gravel, topsoil.

Fat rendering.

Paint and varnish manufacture.

Manufacture and storage of explosive products, including, but not limited to, dynamite and commercial explosives, TNT and military explosives, fireworks.

Production of corrosive and noxious chemicals including, but not limited to, acids, acetylene gas, ammonia, chlorine, bleaching compounds.

Production, processing and storage of coal, coal tar, petroleum and asphalt products including, but not limited to, coke manufacture, illuminating gas production, petroleum refining, bulk gasoline and petroleum products storage, asphalt products, linoleum manufacture, oilcloth manufacture, roofing material manufacture.

Slaughterhouse.

Smelting and reduction of metallic ores including, but not limited to, blast furnace, open hearth, and electric furnace, Bessemer converter, nonferrous metal smelter.

Stockyards.

Storage of materials customarily stored in the open, such as junk, paper and scrap material.

Use of hammer mills, ball mills, rolling mills or drop forges in any industrial process. (April 1969; amd. Ord. O-22-14, 9-8-2014)

**ATTACHMENT I:
ZONING CODE EXCERPT OF I-1 AND I-2 DISTRICTS
WITH PROPOSED AMENDMENTS**

ARTICLE A. I-1 LIGHT INDUSTRIAL DISTRICT

SECTION:

[9-5A-1: Use Regulations](#)

[9-5A-2: Conditional Use Regulations](#)

[9-5A-3: Prohibited Uses](#)

[9-5A-4: District Restrictions](#)

[9-5A-5: Lot Area Requirements](#)

[9-5A-6: Additional Regulations](#)

9-5A-1: USE REGULATIONS:

In the I-1 district, no building or land shall be used and no building shall be hereafter erected, enlarged, converted or structurally altered, except for one or more of the following uses: Any use permitted in the B-2 district, except multiple-family residences, tourist homes, boarding houses and except apartments erected above any commercial use.

Bottling plants.

Building equipment and solid fuel storage and yards, and yards of contracting equipment, maintenance or operating equipment of public agencies or public utilities, or materials or equipment of a similar nature, provided that where such storage or yards are in the open, if any part of the land so used lies within three hundred feet (300') of any residential district, or any park, or state or federal highway, the entire open area presently being so used at the time of passage of this title and to be used in the future shall be surrounded by a substantially built tight board or sheet metal fence, or masonry or other wall, or dense evergreen hedge not less than eight feet (8') high, except that entire open areas presently being so used at the time of passage of this title which are not surrounded by a substantially built tight board or sheet metal fence, or masonry or other wall, or dense evergreen hedge not less than eight feet (8') high, must provide such enclosure within twelve (12) months from the date of passage of this title.

Bulk storage of gasoline, fuel oil or other inflammable or explosive liquids for retail or wholesale distribution, provided the plans for the location and construction shall first be approved by the chief of the fire department, the commissioner of streets and public improvements, and the director of public health and safety.

Canning, packing, preserving or bottling of food products.

Creameries and milk distribution stations.

Dyeing and cleaning establishments and laundries.

Ice plant or storage.

Light industrial and manufacturing and processing or assembly plants, excluding those specific uses expressly listed in the I-2 district, and where the scale of operations and process of manufacturing or treatment of materials is such that the amount of dust, gas, smoke, odor or noise resulting therefrom will not be detrimental to property or to the health of persons residing in surrounding residential districts.

Open air lot for display and sale or storage of automobiles or farm equipment in good operating condition, expressly excluding auto wrecking and junk yards.
Roller skating, ice skating arena.

Stone yards or monument works.

Truck or bus storage yards.

Warehouses and storage plants. (April 1969; amd. Ord. O-7-10, 2-8-2010)

9-5A-2: CONDITIONAL USE REGULATIONS:

The following conditional use(s) may also be permitted by the Village Council in accordance with the procedures specified in this title. Application for conditional use is to be made to the Planning and Zoning Commission and after public notice and hearing on the petition according to law, the Planning and Zoning Commission shall refer the petition with such recommendations as it may make to the Village Council for its action, all in accordance with the procedures specified in chapter 10 of this title.

Any conditional use permitted in the B-2 district in accordance with the procedures specified herein.

Adult-Use Cannabis Craft Grower, in compliance with the State of Illinois Cannabis Regulation and Tax Act and meeting the parking requirement of chapter 8 of this title.

Adult-Use Cannabis Cultivation Center, in compliance with the State of Illinois Cannabis Regulation and Tax Act and meeting the parking requirement of chapter 8 of this title.

Adult-Use Cannabis Dispensing Organization, in compliance with the State of Illinois Cannabis Regulation and Tax Act and meeting the parking requirement of chapter 8 of this title.

Adult-Use Cannabis Infuser Organization or Infuser, in compliance with the State of Illinois Cannabis Regulation and Tax Act and meeting the parking requirement of chapter 8 of this title.

Adult-Use Cannabis Processing Organization or Processor, in compliance with the State of Illinois Cannabis Regulation and Tax Act and meeting the parking requirement of chapter 8 of this title.

Adult-Use Cannabis Transporting Organization or Transporter, in compliance with the State of Illinois Cannabis Regulation and Tax Act and meeting the parking requirement of chapter 8 of this title. (Ord. O-22-14, 9-8-2014; amd. Ord. O-02-20, 1-13-2020; Ord. O-20-22, 5-9-2022)

9-5A-3: PROHIBITED USES:

No building or area shall be used for any of the following uses:

Cooking, distillation, processing and incineration of animal and vegetable products, including, but not limited to, brewery, distillery, food canning plant, slaughterhouse, stockyards, fat rendering, soap manufacture, glue manufacture, tannery, paper manufacture, wool scouring and

cleaning; cotton textile sizing, scouring, bleaching, dyeing and similar operations; paint and varnish manufacture, creosote and creosote products manufacture.

Extraction, preparation and processing of dust producing mineral products including, but not limited to, abrasives, cement, lime, fertilizer, plaster, crushed stone, stonecutting products, mining of sand, gravel, topsoil.

Manufacture and storage of explosive products, including, but not limited to, dynamite and commercial explosives, TNT and military explosives, fireworks.

Production of corrosive and noxious chemicals including, but not limited to, acids, acetylene gas, ammonia, chlorine, bleaching compounds.

Production, processing and storage of coal, coal tar, petroleum and asphalt products including, but not limited to, coke manufacture, illuminating gas production, petroleum refining, bulk gasoline and petroleum products storage, asphalt products, linoleum manufacture, oilcloth manufacture, roofing material manufacture.

Smelting and reduction of metallic ores including, but not limited to, blast furnace, open hearth, and electric furnace, Bessemer converter, nonferrous metal smelter.

Storage of materials customarily stored in the open, such as junk, paper and scrap material. Use of hammer mills, ball mills, rolling mills or drop forges in any industrial process. (April 1969; amd. Ord. O-22-14, 9-8-2014)

9-5A-4: DISTRICT RESTRICTIONS:

The following restrictions shall apply to this district:

- A. No land or building shall be used or occupied in any manner as to create any dangerous, injurious, noxious or otherwise objectionable fire, explosive, radioactive or other hazard; emit any noise or vibration, smoke, dust, odor, noxious, toxic or corrosive fumes or gases, or particular matter, discharge any liquid or solid refuse or waste conducive to the breeding of rodents or insects into any stream, ditch or other open area in a manner or amount as to adversely affect the surrounding area.
- B. All operations permitted in the I-1 district shall be conducted wholly within a completely enclosed building; and all raw materials, fuels, finished products, machinery and equipment, including company owned or operated trucks and motor vehicles, shall be stored within an entirely closed building, or within an area enclosed by a fence of an approved type and design.
- C. No operation shall be carried on that would produce heat or glare perceptible from any property line of the lot on which the operation is located.
- D. No lighting shall be of such a nature as to produce glare on public streets or highways or neighboring property.
- E. No substance other than oil, gas, or electricity shall be used as fuel. (April 1969; amd. Ord. O-22-14, 9-8-2014)

9-5A-5: LOT AREA REQUIREMENTS:

- A. Building Height: No building shall exceed six (6) stories nor shall it exceed seventy five feet (75') in height, except as otherwise provided in section [9-2-4](#) of this title. (April 1969; amd. Ord. O-22-14, 9-8-2014)

9-5A-6: ADDITIONAL REGULATIONS:

- A. Parking: Whenever a building is erected, converted or structurally altered for a use permitted in the I-1 district there shall be provided an available and accessible off street parking area as shall be required by the applicable provisions of chapter 8 of this title. (April 1969; amd. Ord. O-22-14, 9-8-2014)

ARTICLE B. I-2 INDUSTRIAL DISTRICT

SECTION:

[9-5B-1](#): Use Regulations

[9-5B-2](#): Conditional Use Regulations

[9-5B-3](#): Prohibited Uses

[9-5B-4](#): District Restrictions

[9-5B-5](#): Lot Area Requirements

[9-5B-6](#): Additional Regulations

9-5B-1: USE REGULATIONS:

In the I-2 district, no land shall be used and no building shall be hereafter erected or structurally altered, except for one or more of the following uses:

Any use permitted in the I-1 district.

Adult-Use Cannabis Craft Grower, in compliance with the State of Illinois Cannabis Regulation and Tax Act and meeting the parking requirement of chapter 8 of this title.

Adult-Use Cannabis Cultivation Center, in compliance with the State of Illinois Cannabis Regulation and Tax Act and meeting the parking requirement of chapter 8 of this title.

Adult-Use Cannabis Dispensing Organization, in compliance with the State of Illinois Cannabis Regulation and Tax Act and meeting the parking requirement of chapter 8 of this title.

Adult-Use Cannabis Infuser Organization or Infuser, in compliance with the State of Illinois Cannabis Regulation and Tax Act and meeting the parking requirement of chapter 8 of this title.

Adult-Use Cannabis Processing Organization or Processor, in compliance with the State of Illinois Cannabis Regulation and Tax Act and meeting the parking requirement of chapter 8 of this title.

Adult-Use Cannabis Transporting Organization or Transporter, in compliance with the State of Illinois Cannabis Regulation and Tax Act and meeting the parking requirement of chapter 8 of this title.

Automobile painting, upholstering, repairing, reconditioning, body and fender works.

Blacksmith.

Brick, tile, plastic, glass, clay and metal products; provided, however, that no building or occupancy permit shall be issued until the location and conditions of such use shall have been authorized by the village council after a public hearing conducted by the zoning and planning commission in accordance with the provisions of this title.

Cooking, distillation, and processing of animal and vegetable products, including but not limited to, brewery, distillery, wholesale and retail butcher, and food canning plant.

Grain elevators.

Railroad yards. (April 1969) (amd. Ord. O-02-20, 1-13-2020)

9-5B-2: CONDITIONAL USE REGULATIONS:

The following conditional use(s) may also be permitted by the Village Council in accordance with the procedures specified in this title. Application for conditional use is to be made to the Planning and Zoning Commission after public notice and hearing on the petition according to law, the Planning and Zoning Commission shall refer the petition with such recommendations as it may make to the Village Council for its action, all in accordance with the procedures specified in chapter 10 of this title.

Any conditional use permitted in the I-1 district in accordance with the procedures specified herein. (Ord. O-22-14, 9-8-2014; amd. Ord. O-02-20, 1-13-2020; Ord. O-20-22, 5-9-2022)

9-5B-3: PROHIBITED USES:

The prohibited uses specified in the I-1 district shall apply to the I-2 district as if the same were set forth in this article. (April 1969; amd. Ord. O-22-14, 9-8-2014)

Cotton textile sizing, scouring, bleaching, dyeing and similar operations.

Creosote and creosote products manufacture.

Extraction, preparation and processing of dust producing mineral products including, but not limited to, abrasives, cement, lime, fertilizer, plaster, crushed stone, stonecutting products, mining of sand, gravel, topsoil.

Fat rendering.

Paint and varnish manufacture.

Manufacture and storage of explosive products, including, but not limited to, dynamite and commercial explosives, TNT and military explosives, fireworks.

Production of corrosive and noxious chemicals including, but not limited to, acids, acetylene gas, ammonia, chlorine, bleaching compounds.

Production, processing and storage of coal, coal tar, petroleum and asphalt products including, but not limited to, coke manufacture, illuminating gas production, petroleum refining, bulk gasoline and petroleum products storage, asphalt products, linoleum manufacture, oilcloth manufacture, roofing material manufacture.

Slaughterhouse.

Smelting and reduction of metallic ores including, but not limited to, blast furnace, open hearth, and electric furnace, Bessemer converter, nonferrous metal smelter.

Stockyards.

Storage of materials customarily stored in the open, such as junk, paper and scrap material.

Use of hammer mills, ball mills, rolling mills or drop forges in any industrial process. (April 1969; amd. Ord. O-22-14, 9-8-2014)

ATTACHMENT II:
DECEMBER STAFF REPORT AND MEETING
HANDOUT

Village of Forest Park Memorandum

TO: Planning and Zoning Commission

FROM: Steve Glinke, Director of Building, Planning and Zoning

SUBJECT: Text Amendment to the I-2 District

DATE OF REPORT: 13 December 2022

DATE OF PLANNING AND ZONING COMMISSION MEETING: 20 December 2022

RE: PZC 2022-06. Amending Title 9 Section 9-5B-3 "Prohibited Uses" to remove certain uses

Petitioner: Village of Forest Park

BACKGROUND/DISCUSSION

The evaluation of permitted, conditional, and prohibited uses in the Zoning Ordinance from time to time is conducted to provide for the inclusion of contemporary uses, support economic development, and provide new uses to vacant properties. In keeping with that philosophy, staff is proposing an amendment to the prohibited uses in the I-2 district to align the code with modern industrial uses.

SUMMARY/RECOMMENDATION

The I-2 District is the district that allows the greatest variety of industrial uses. Industrial uses have changed over time as technology, automation, market conditions, and consumer preferences have changed. Reducing the number of prohibited uses in the I-2 allows for greater flexibility in attracting and retaining small businesses that provide an array of good and contribute to the Village's tax base. Amending the prohibited uses will not cause any deleterious impacts due to other regulations and restrictions that will remain in the Zoning Ordinance. This text amendment is proactive, Village-initiated, and supportive of economic development efforts.

Should the Zoning Board of Appeals wish to recommend approval of these text amendments, a sample motion is provided herein:

Based on the information included in the staff memo and testimony provided, I move that the Zoning Board of Appeals recommend to the Village Council approval of the following text amendmens:

9-5B-3: PROHIBITED USES:

~~The prohibited uses specified in the I-1 district shall apply to the I-2 district as if the same were set forth in this article. (April 1969; amd. Ord. O-22-14, 9-8-2014)~~

No building or area shall be used for any of the following uses:

Extraction, preparation and processing of dust producing mineral products including, but not limited to, abrasives, cement, lime, fertilizer, plaster, crushed stone, stonecutting products, mining of sand, gravel, topsoil.

Manufacture and storage of explosive products, including, but not limited to, dynamite and commercial explosives, TNT and military explosives, fireworks.

Production of corrosive and noxious chemicals including, but not limited to, acids, acetylene gas, ammonia, chlorine, bleaching compounds.

Production, processing and storage of coal, coal tar, petroleum and asphalt products including, but not limited to, coke manufacture, illuminating gas production, petroleum refining, bulk gasoline and petroleum products storage, asphalt products, linoleum manufacture, oilcloth manufacture, roofing material manufacture.

Smelting and reduction of metallic ores including, but not limited to, blast furnace, open hearth, and electric furnace, Bessemer converter, nonferrous metal smelter.

Storage of materials customarily stored in the open, such as junk, paper and scrap material.
Use of hammer mills, ball mills, rolling mills or drop forges in any industrial process. (April 1969; amd. Ord. O-22-14, 9-8-2014)

Existing I-1 Prohibited Uses

9-5A-3: PROHIBITED USES:

No building or area shall be used for any of the following uses:

Cooking, distillation, processing and incineration of animal and vegetable products, including, but not limited to, brewery, distillery, food canning plant, slaughterhouse, stockyards, fat rendering, soap manufacture, glue manufacture, tannery, paper manufacture, wool scouring and cleaning; cotton textile sizing, scouring, bleaching, dyeing and similar operations; paint and varnish manufacture, creosote and creosote products manufacture.

Extraction, preparation and processing of dust producing mineral products including, but not limited to, abrasives, cement, lime, fertilizer, plaster, crushed stone, stonecutting products, mining of sand, gravel, topsoil.

Manufacture and storage of explosive products, including, but not limited to, dynamite and commercial explosives, TNT and military explosives, fireworks.

Production of corrosive and noxious chemicals including, but not limited to, acids, acetylene gas, ammonia, chlorine, bleaching compounds.

Production, processing and storage of coal, coal tar, petroleum and asphalt products including, but not limited to, coke manufacture, illuminating gas production, petroleum refining, bulk gasoline and petroleum products storage, asphalt products, linoleum manufacture, oilcloth manufacture, roofing material manufacture.

Smelting and reduction of metallic ores including, but not limited to, blast furnace, open hearth, and electric furnace, Bessemer converter, nonferrous metal smelter.

Storage of materials customarily stored in the open, such as junk, paper and scrap material.

Use of hammer mills, ball mills, rolling mills or drop forges in any industrial process. (April 1969; amd. Ord. O-22-14, 9-8-2014)

Existing I-2 Prohibited Uses

9-5B-3: PROHIBITED USES:

The prohibited uses specified in the I-1 district shall apply to the I-2 district as if the same were set forth in this article. (April 1969; amd. Ord. O-22-14, 9-8-2014)

Proposed

I-1 No changes

I-2 Prohibited Uses

9-5B-3 Prohibited Uses

No building or area shall be used for any of the following uses:

~~Cooking, distillation, processing and incineration of animal and vegetable products, including, but not limited to, brewery, distillery, food canning plant, slaughterhouse, stockyards, fat rendering, soap manufacture, glue manufacture, tannery, paper manufacture, wool scouring and cleaning, cotton textile sizing, scouring, bleaching, dyeing and similar operations; paint and varnish manufacture, creosote and creosote products manufacture.~~

Extraction, preparation and processing of dust producing mineral products including, but not limited to, abrasives, cement, lime, fertilizer, plaster, crushed stone, stonecutting products, mining of sand, gravel, topsoil.

Manufacture and storage of explosive products, including, but not limited to, dynamite and commercial explosives, TNT and military explosives, fireworks.

Production of corrosive and noxious chemicals including, but not limited to, acids, acetylene gas, ammonia, chlorine, bleaching compounds.

Production, processing and storage of coal, coal tar, petroleum and asphalt products including, but not limited to, coke manufacture, illuminating gas production, petroleum refining, bulk gasoline and petroleum products storage, asphalt products, linoleum manufacture, oilcloth manufacture, roofing material manufacture.

Smelting and reduction of metallic ores including, but not limited to, blast furnace, open hearth, and electric furnace, Bessemer converter, nonferrous metal smelter.

Storage of materials customarily stored in the open, such as junk, paper and scrap material.

Use of hammer mills, ball mills, rolling mills or drop forges in any industrial process. (April 1969; amd. Ord. O-22-14, 9-8-2014)