



Commission/Board/Committee Name: **ZONING BOARD OF APPEALS**

Date of Meeting: **TUESDAY, DECEMBER 17, 2019**

Time of meeting: **7:00 PM**

Location of Meeting: **Lower Level of Village Hall, 517 Des Plaines Avenue, Forest Park, IL 60130**

**AGENDA:**

**Roll Call**

**Approval of minutes from the meeting of** July, 2019

**Public Comment**

**Unfinished Business:**

1. None

**New Business:**

1. ZBA 2019-11 Cannabis Uses Text Amendment

**Adjournment**

Meeting Minutes  
Zoning Board of Appeals  
15 July 2019

1. Call to Order

2. Establishment of a Quorum

- a. Present: Kanzia, Hibbits, McBride, Chan
- b. Absent: Kozlowski, Teets, Paulin

3. Appointment of interim chair

Hibbits motioned to appoint McBride, Kanzia second. 4-0 approved

4. Approval of Minutes – March 2019

Chan motioned, Kanzia seconded. 4-0 approved

5. Public Hearing ZBA 2019-10

Chan Motioned, McBride seconded, packet entered into the record 4-0 approved

Brief presentation by Kashima with Board questions.

Motion to approve by Kanzia, second by McBride. 4-0 approved

Closed by McBride, seconded by Hibbits. 4-0 approved

6. ZBA 2019-05 7439 Madison St.

Motion to enter case into the record. Hibbits, second by Kanzia

Petitioner called for presentation followed by brief discussion with staff and ZBA members.

Motion to approve McBride, second by Kanzia. 4-0 approved.

Motion to close Kanzia, second Hibbits. 4-0 approved.

7. ZBA 2019-06

Motion to enter packet into the record by Kanzia, second by Chan. 4-0 approved.

General discussion with ZBA and Board.

Motion to approve by McBride, second by Chan. 4-0 approved.

Motion to close by Kanzia, second by Hibbits. 4-0 approved.

8. ZBA 2019-07

Motion to enter packet into the record by Hibbits, second by McBride. 4-0 passed.

General discussion with ZBA and staff.

Motion to approve by Hibbits, second by McBride. Motion passed 4-0

Motion to close by Chan, second by Hibbits. 4-0 approved.

9. ZBA 2019-08

Motion to enter packet into the record by Kanzia, second by Chan. 4-0 approved

General discussion between staff and ZBA

Motion to approve by Kanzia, second by Hibbits. 4-0 approved.

Motion to close by Kanzia, second by Hibbits. 4-0 approved.

10. ZBA 2019-09

Motion to enter packet into the record by Kanzia, second by Hibbits. 4-0 approved.

General discussion between staff and ZBA.

Motion to approve by McBride, second by Hibbits. 4-0 approved.

Motion to close by Kanzia, second by Hibbits. 4-0 approved.

11. Public Comment – no members of the public spoke at this meeting.

12. Adjournment:

Motion McBride, Second Hibbits. 4-0 approved.

Submitted 16 July 2019 SCG. Transcript available by request.

**Village of Forest Park  
Memorandum**

TO: Zoning Board of Appeals

FROM: Steve Glinke, Director DPHS, Courtney Kashima, Nina Idemudia, MUSE Community Design

DATE: 12 December 2019 for the 17 December 2019 meeting of the ZBA

RE: ZBA 2019-11. Amending Title 9 of the Village Zoning Code, specifically Section(s) 9-1-5, 9-4B-2, 9-4B-5, 9-4C-2, 9-5A-2, 9-5B-1, 9-B5-2, and 9-8-2, to clarify the definitions, process, and allowable districts for cannabis-related facilities as defined in ILCS 410 ILCS 705 the Illinois Cannabis Regulation and Tax Act.

Petitioner: Village of Forest Park

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**Overview**

In advance of the Illinois Cannabis Regulation and Tax Act taking effect on January 1, 2020, the Village of Forest Park is making proactive amendments to the Village Zoning Code regarding cannabis-related facilities. The amendments, as proposed, include the addition of definitions of various cannabis-related facilities, parking requirements, and a proposal to approve such facilities through a conditional use process in the B-2, DBD, and I-1 Districts and as a permitted use in I-2 District.

**Amend Section 9-1-5 “Definitions” to add the following:**

**ADULT-USE CANNABIS BUSINESS ESTABLISHMENT:**

An adult-use cannabis cultivation center, craft grower, processing organization, infuser organization, dispensing organization or transporting organization.

**ADULT-USE CANNABIS CRAFT GROWER:**

A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**ADULT-USE CANNABIS CULTIVATION CENTER:**

A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**ADULT-USE CANNABIS DISPENSING ORGANIZATION:**

A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**ADULT-USE CANNABIS INFUSER ORGANIZATION OR INFUSER:**

A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**ADULT-USE CANNABIS PROCESSING ORGANIZATION OR PROCESSOR:**

A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**ADULT-USE CANNABIS TRANSPORTING ORGANIZATION OR TRANSPORTER:**

An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**Amend Section 9-4B-2, "Conditional Use Regulations" for the B-2 Community Shopping District as follows:**

The following conditional uses 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 zoning board of appeals and after public notice and hearing on the petition according to law, the board shall refer the petition with such recommendations as it may make to the village council for its action, all in accordance with the procedure specified in [chapter 10](#) of this title.

Any conditional use permitted in the B-1 district in accordance with the procedures specified herein.

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 for Adult-use cannabis dispensing organization provided that no such business is located within five hundred feet (500') of an existing school or church.

Medical cannabis dispensary, in compliance with the state of Illinois compassionate use of medical cannabis pilot program act and meeting the parking requirement of [chapter 8](#) of this title for medical cannabis dispensary. (Ord. O-22-14, 9-8-2014)

**Amend Section 9-4B-5 “Additional Regulations” for the B-2 Community Shopping District as follows:**

9-4B-5: ADDITIONAL REGULATIONS:

A. Parking: Whenever a building is erected, converted or structurally altered for a use permitted in the B-2 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)

B. Measuring Required Separations Between Uses: When permitted or conditional uses must be separated by a certain distance, that distance shall be measured between the closest front property corners between the uses being compared as follows:

1. Between uses located on the same side of the same street: The measurement shall be the distance along the front property lines separating the two (2) closest front lot line corners of the properties being compared.
2. Between uses located on opposite sides of the same street: The measurements shall be the distance as measured from the front property line corner closest to the property it is being compared to, beginning at that point and extending perpendicular across the right of way to the front lot lines on the opposite side of the street, then along the front lot lines to the closest property corner of the properties being compared.
3. Between uses located on different streets: The measurement shall be the distance as measured from the front property line corner closest to the property it is being compared to, beginning at that point and extending along the front and/or corner side lot lines to the nearest corner of property to which it is being compared, utilizing a ninety degree (90°) line to cross a right of way, if necessary. (Ord. O-25-12, 7-23-2012)

**Amend Section 9-4C-2 “Conditional Use Regulations” of the DBD Downtown Business District as follows:**

The following conditional uses 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 Zoning Board of Appeals, and after public notice and hearing on the petition according to law, the Board shall refer the petition with such recommendations as it may make to the Village Council for its action, all in accordance with the procedure specified in [chapter 10](#) 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.

Animal boarding, anywhere west of Des Plaines Avenue, provided this service is operated in conjunction with a related retail use.

Animal daycare, anywhere west of Des Plaines Avenue, provided this service is operated in conjunction with a related retail use.

Animal grooming, anywhere west of Des Plaines Avenue, provided this service is operated in conjunction with a related retail use.

Automobile oriented uses and facilities, including car washes and drive-in and drive-through facilities, where services and/or products are provided directly to customers/clients in motor vehicles, except within fifty feet (50') of the Madison Street right-of-way.

Bed and breakfast inns and hotels.

Brewpub restaurant, as authorized by [title 3, chapter 3](#) of this Code.

Mortuaries.

Publicly owned parks and playgrounds.

Restaurants.

Tutorial centers. (Ord. O-71-09, 12-14-2009; amd. Ord. O-29-11, 9-26-2011; Ord. O-18-12, 5-14-2012; Ord. O-24-14, 9-8-2014)

**Amend Section 9-5A-2 “Conditional Use Regulations” Of the I-1 Light Industrial District as follows:**

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 zoning board of appeals and after public notice and hearing on the petition according to law, the board 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 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 n compliance with the State of Illinois Cannabis Regulation and Tax Act and meeting the parking requirement of Chapter 8 of this title.

~~Medical cannabis dispensary, in compliance with the state of Illinois compassionate use of medical cannabis pilot program act and meeting the parking requirement of chapter 8 of this title for medical cannabis dispensary. (Ord. O 22 14, 9 8 2014)~~

**Amend Section 9-5B-1 “Use Regulations” Of the I-2 Industrial District as follows:**

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 n 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.

Grain elevators.

Railroad yards. (April 1969)

**Amend Section 9-5B-2 “Conditional Use Regulations” of the I-2 Industrial District as follows**

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 zoning board of appeals after public notice and hearing on the petition according to law, the board 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.

~~Medical cannabis cultivation center, in compliance with the state of Illinois compassionate use of medical cannabis pilot program act. (Ord. O-22-14, 9-8-2014)~~

**Amend Section 9-8-2 “Parking Space Requirements” to add the following:**

Adult-use cannabis business establishment: 1 parking space for each 250 square feet of floor area

**Background/Discussion**

In 2019, Illinois became the 11th state to legalize recreational cannabis, and the first to create a system allowing sales and taxation through legislation effective January 1, 2020. The Cannabis Regulation and Tax Act specifies the ways in which municipalities can regulate the various facilities involved in the cannabis business. As with other zoning and land use matters, the Village of Forest Park can regulate the time, place, manner, number, and spacing of cannabis establishments. Staff has researched the legal and planning issues on this topic and recommends the proposed text amendments for consideration. The proposed text amendments are comprised of defining the uses related to cannabis business establishments and clarifying in which districts they are permitted, under what circumstances, and the approval process. Approval for any new adult-use cannabis business establishment in the B-2, DBD, and I-1 district is proposed to occur through a conditional use process. Additionally, in the B-2 District, there is a proposed distance requirement of 500’ from any existing church or school. Approval for any new adult-use cannabis business establishment in the I-2 district is proposed as a permitted use. The proposed amendments anticipate and incorporate any existing “cascading” conditional use regulations (e.g., any conditional use allowed in the B-2 is thereby allowed in the I-1). Adult-use cannabis business facilities would also be subject to any existing Site Plan Approval process in the Village Zoning Ordinance.

**Summary**

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 amendments:

1. Amendment to Section 9-1-5 “Definitions” Add the following:
  - Adult-use cannabis business establishment
  - Adult-use cannabis craft grower
  - Adult-use cannabis cultivation center
  - Adult-use cannabis dispensing organization
  - Adult-use cannabis infuser organization or infuser
  - Adult-use cannabis processing organization or processor
  - Adult-use cannabis transporting organization or transporter
  
2. Amendment to Section 9-4B-2 “Conditional Use Regulations” of the B-2 Community Shopping District to change the following:

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 for Adult-use cannabis dispensing organization provided that no such business is located within five hundred feet (500') of an existing school or church.

~~Medical cannabis dispensary, in compliance with the state of Illinois compassionate use of medical cannabis pilot program act and meeting the parking requirement of [chapter 8](#) of this title for medical cannabis dispensary. (Ord. O-22-14, 9-8-2014)~~

3. Amendment to Section 9-4B-5 “Additional Regulations” for the B-2 Community Shopping District as follows:

B. Measuring Required Separations Between Uses: When permitted or conditional uses must be separated by a certain distance, that distance shall be measured between the closest front property corners between the uses being compared as follows:

1. Between uses located on the same side of the same street: The measurement shall be the distance along the front property lines separating the two (2) closest front lot line corners of the properties being compared.
2. Between uses located on opposite sides of the same street: The measurements shall be the distance as measured from the front property line corner closest to the property it is being compared to, beginning at that point and extending perpendicular across the right of way to the front lot lines on the opposite side of the street, then along the front lot lines to the closest property corner of the properties being compared.
3. Between uses located on different streets: The measurement shall be the distance as measured from the front property line corner closest to the property it is being compared to, beginning at that point and extending along the front and/or corner side lot lines to the nearest corner of property to which it is being compared, utilizing a ninety degree (90°) line to cross a right of way, if necessary. (Ord. O-25-12, 7-23-2012)

4. Amendment to Section 9-4C-2 “Conditional Use Regulations” of the DBD Downtown Business District to add the following:

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

5. Amendment to Section 9-5A-2 “Conditional Use Regulations” of the I-I Light Industrial District to change the following:

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 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 n compliance with the State of Illinois Cannabis Regulation and Tax Act and meeting the parking requirement of Chapter 8 of this title.

~~Medical cannabis dispensary, in compliance with the state of Illinois compassionate use of medical cannabis pilot program act and meeting the parking requirement of [chapter 8](#) of this title for medical cannabis dispensary. (Ord. O 22-14, 9-8-2014)~~

6. Amendment to Section 9-5B-1 “Use Regulations” of the I-2 Industrial District to add the following:

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 n compliance with the State of Illinois Cannabis Regulation and Tax Act and meeting the parking requirement of Chapter 8 of this title.

7. Amendment to Section 9-5B-2 “Conditional Use Regulations” of the I-2 Industrial District to delete the following:

~~Medical cannabis cultivation center, in compliance with the state of Illinois compassionate use of medical cannabis pilot program act. (Ord. O 22-14, 9-8-2014)~~

8. Amendment to Section 9-8-2 “Parking Space Requirements” to add the following:

Adult-use cannabis business establishment: 1 parking space for each 250 square feet of floor area

Date: 12 December 2018

To: Mayor Hoskins and Members of the Village Council

From: Steve Glinke

Re: Cannabis Text Amendment Summary

In advance of the Illinois Cannabis Regulation and Tax Act taking effect on January 1, 2020, the Village of Forest Park is making proactive amendments to the Village Zoning Code regarding cannabis-related facilities.

After conducting research on state laws and similar municipal programs, staff has prepared recommendations for the addition of various cannabis facility definitions, the addition of specific cannabis facilities as a conditional use in the B-2 Community Shopping District, the DBD Downtown Shopping District and the I-1 Light Industrial District, and the addition of specific cannabis facilities by right in the I-2 Industrial District into the Village Zoning Code. Staff also proposes to delete obsolete medical cannabis facility language throughout the code. Proposed definitions for cannabis facilities can be found in the first two pages of the staff report. Included in this summary is a map showing the overlay of cannabis uses in their respective districts.

In short, a request for cannabis facilities within the B-2, DBD, and I-1 Districts will be subject to a public hearing before the Zoning Board of Appeals who will recommend approval or denial of the petitioner's application. The request will subsequently come before the Village Board for ratification. A request for a cannabis facility in the I-2 would be permitted by right without further review of the Zoning Board of Appeals or Village Board as long as it meets the development requirements laid out in the code.

If anyone is interested in gaining additional knowledge regarding the Illinois Cannabis Regulations and Tax Act, an excellent resource is available online from the Illinois Municipal League (<https://iml.org/cannabis>). Hard copies of this document can be obtained by request from our office.

The chart below should help summarize the text amendments. Calls to staff in advance of the hearing are more than welcome.

Amendment	Conditional or Permitted	Comments	From the Act
1. Definitions	N/A	<ol style="list-style-type: none"><li>1. Adult Use Cannabis Business Establishment</li><li>2. Adult Use Cannabis Craft Grower</li><li>3. Adult Use Cannabis Cultivation Center</li><li>4. Adult Use Cannabis Distribution Organization</li><li>5. Adult Use Cannabis Infuser Organization or Infuser</li><li>6. Adult Use Cannabis Processing Organization or Processor</li><li>7. Adult Use Cannabis Transporting Organization or Transporter</li></ol>	Illinois Cannabis Regulation and Tax Act
2. B-2	Conditional	Adult Use Cannabis Distribution Organization only with 500-foot buffer from schools and churches	
3. DBD	Conditional	Adult Use Cannabis Distribution Organization only	
4. I-1	Conditional	Manufacturing/Cultivation/Transportation Uses (Adult Use Cannabis Distribution Organization does not need to be added as conditional use in B-2 cascades to I-1.)	
5. I-2	Permitted	Adult Use Cannabis Distribution Organization and Manufacturing/Cultivation/Transportation by right.	



# VILLAGE OF FOREST PARK

ZONING DISTRICTS AFFECTED BY PROPOSED CANNABIS USE AMENDMENTS



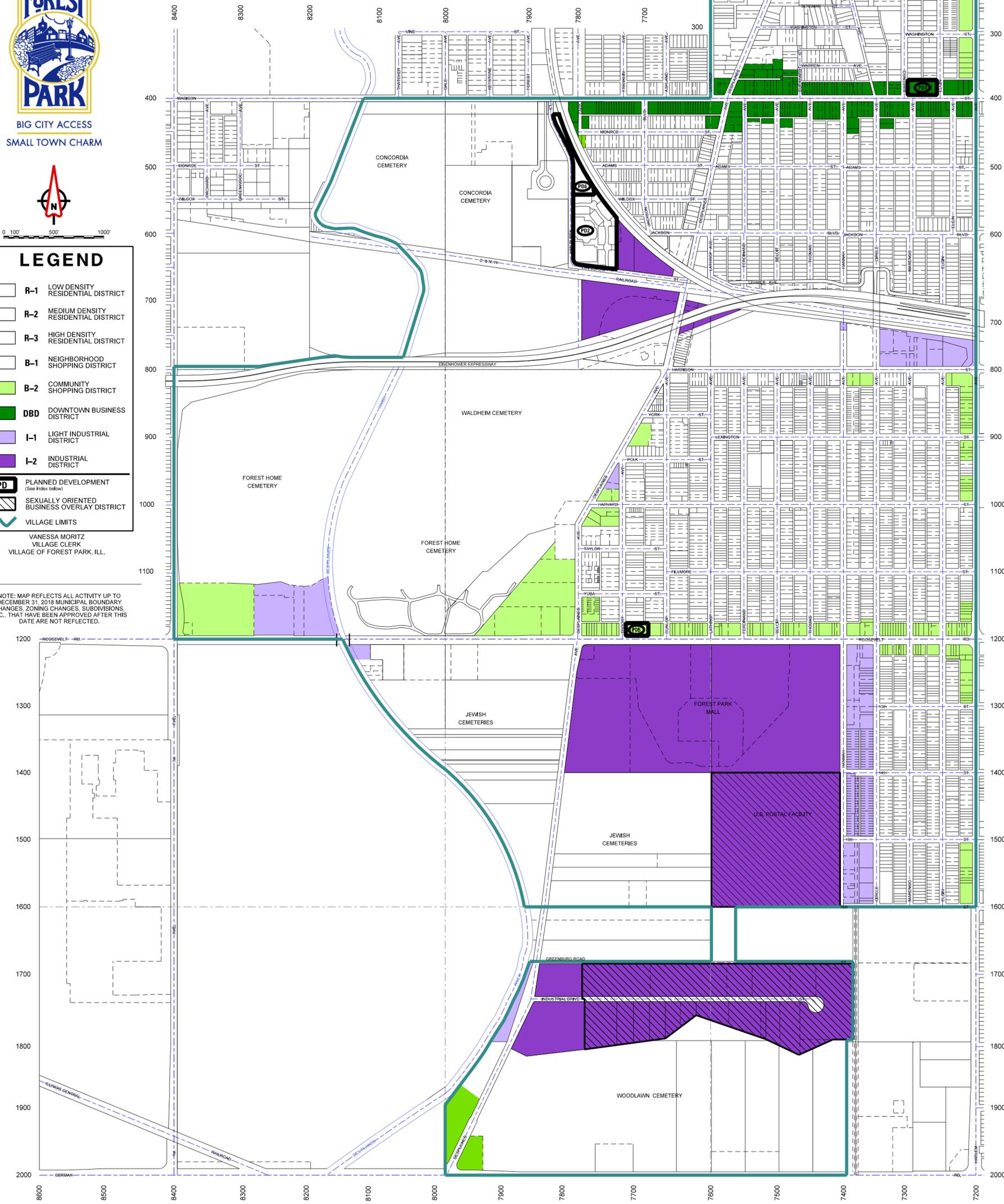
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## LEGEND

- R-1 LOW DENSITY RESIDENTIAL DISTRICT
- R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-3 HIGH DENSITY RESIDENTIAL DISTRICT
- B-1 NEIGHBORHOOD SHOPPING DISTRICT
- B-2 COMMUNITY SHOPPING DISTRICT
- DBD DOWNTOWN BUSINESS DISTRICT
- I-1 LIGHT INDUSTRIAL DISTRICT
- I-2 INDUSTRIAL DISTRICT
- PD PLANNED DEVELOPMENT (See index below)
- SEXUALLY ORIENTED BUSINESS OVERLAY DISTRICT
- VILLAGE LIMITS

VANESSA MORITZ  
VILLAGE CLERK  
VILLAGE OF FOREST PARK, ILL.

NOTE: MAP REFLECTS ALL ACTIVITY UP TO DECEMBER 31, 2018 MUNICIPAL BOUNDARY CHANGES, ZONING CHANGES, SUBDIVISIONS, ETC., THAT HAVE BEEN APPROVED AFTER THIS DATE ARE NOT REFLECTED.



### INDEX OF PLANNED DEVELOPMENTS

1. MADISON COMMONS O-49-03, O-50-03
2. THE RESIDENCES AT THE GROVE O-01-05, O-02-05
3. LIFETIME STORAGE O-38-13
4. FARMINGTON O-35-15
5. DOLLAR TREE O-16-16
6. VAN BUREN TOWNHOMES O-20-17

**CB** CHRISTOPHER B. BURKE ENGINEERING LTD.  
9575 West Higgins Road, Suite 600  
Rosemont, Illinois 60018  
(847) 823-0500

\*NOTE: ORIGINAL BASE MAP CREATED BY EDWIN HANCOCK ENGINEERING COMPANY.