



Commission/Board/Committee Name: PLANNING & ZONING COMMISSION

Date of Meeting: Monday, July 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 February 21, 2023

Unfinished Business:

New Business

1. PZC 2023-02 Conditional Use for Billboard
2. PZC 2023-03 Map Amendment for Billboard
3. PZC 2023-04 Conditional Use Karuna (Cannabis Infuser)
4. PZC 2023-05 DBD Text Amendment-Entertainment
5. PZC 2023-06 Conditional Use Comedy Club (draft attached)

Public Comment

Adjournment

Village of Forest Park Planning and Zoning Meeting Minutes 21 February 2023

1. **Call to Order:** The PCZ meeting was called to order at 7:00 pm.

2. **Establish Quorum:**

Present: McBride, Price, Hibbits, Russ, Whitebone, Price

Absent: East, Maloney

3. Motion for Kerri McBride t to be appointed interim Secretary. 5-0 approved

4. **Approval of Minutes.** Minutes from January 2023 meeting minutes. 5-0 approved

5. **PZC 2023-01** Conditional Use Approval for Cannabis Dispensary

Packet into record, Russ/Hibbits 5-0

Petitioner provided overview of operations and security for Cannabis Dispensary

Motion to approve Hibbits/McBride 4-1

Motion to close Price/Hibbits 5-0

6. **Public Comment** Several members of the public spoke out in opposition to the proposed use.

7. **Adjournment.** Hibbits/McBride

Respectfully submitted,

Steve Glinke - Director

Village of Forest Park Memorandum

TO: Planning and Zoning Commission

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

SUBJECT: PC 2023-02: 723 Des Plaines Avenue
Petitioner: Edward N. Bluemell

DATE OF REPORT: 10 July 2023

DATE OF PZC MEETING: 17 July 2023

PROJECT OVERVIEW: The petitioner is requesting the approval of a conditional use permit to allow the replacement of an existing billboard with a digital billboard.

GENERAL PROPERTY INFORMATION

Applicant's Name: Edward N. Bluemell
Property Owner's Name: Clear Channel Outdoor, LLC
Common Property Address: 723 Des Plaines Ave.
Common Location: South of I-290 and North of Harrison St.
Neighboring Property Land Use(s): North – Expressway
South – R1/Low Density (Cemetery)
West – I-2/Industrial (Cemetery)
East – B-1/Neighborhood Shopping (ComEd)
Comprehensive Plan Designation: Community Facilities / Institutional
Existing Use of Property: Billboard
Proposed Use of Property: Digital Billboard
Existing Property Zoning: B-1: Neighborhood Shopping (pending I-1 Light Industrial)
Property Size: 1,000 sq ft

Project Photos:



PROJECT DOCUMENTS:

The following documents, submitted by the applicant are attached to this report as Exhibit 1.

1. Conditional Use Application (13 pages, dated 06/16/2023)

PROJECT DESCRIPTION:

The applicant is requesting approval of a conditional use permit to allow a replacement of the sign face with a digital face.

STAFF REVIEW:

Billboards are a conditional use in the Zoning Ordinance. 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
7. 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 allows an update to an existing sign.
2. The digital sign will include static, non-moving messages and images that will automatically change at intervals. There will be no flashing, scrolling, color change, or imitate movement to ensure it is not distracting nor will be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
3. Approval of the Conditional Use Permit reestablishes signs that have existed for more than ten years.
4. 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.
5. 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.
6. The signs will make use of existing access and utilities created for the previous signs.
7. The uses will not generate traffic congestion and ingress and egress for installation and maintenance is existing.

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 Zoning and Planning Commission wish to recommend approval of the Site Plan and Conditional Use Permit, a sample motion is provided herein.

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 for a conditional use permit subject to the following conditions:

1. ***The site shall be constructed in substantial compliance with the "Project Documents" identified in this report and available in the Department of Public Health and Safety.***
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 Village Engineer and Director of Public Health and Safety.***

- 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

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: 723 Des Plaines Avenue, Forest Park, IL 60130

PIN(s): 15-13-112-016-0000

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

Current Land Use: Billboard Monument Sign

Current Property Size: 0.11 Acres

Building size: 0

Parking stalls (total): 0

Proposed Development Information

Proposed Development Name: Clear Channel Outdoor LLC - Des Plaines

Proposed Special Use: Digitizing Billboard Sign

Proposed Building Size: 0 Square Feet 0 Acres

Number of building units: 0

Parking stalls (total): 0

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) _____

The proposal is to digitize one face of an existing billboard and update the technology on the other existing digital face of the billboard. There will be no parking spaces and the sign will operate 24 hours a day, 7 days a week.

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

APPLICATION COVER SHEET continued

Character of surrounding area:

	Zoning	Jurisdiction	Existing Land Use
North	Planned Development	Forest Park	Expressway
South	R-1 Low Density	Forest Park	Cemetery
East	B-1 Neighborhood Shopping	Forest Park	ComEd
West	I-2 Industrial	Forest Park	Cemetery

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

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

CONTACT INFORMATION

Applicant Information:

Name: Edward N. Bluemel II
Company: Clear Channel Outdoor, LLC
Address: 400 S Morgan St
City, State, Zip Code: Chicago, IL 60609
Phone: 773-843-2019 Fax: _____
Email Address: eddiebluemel@clearchannel.com
Applicant Relationship to Property (*i.e. Owner, Surveyor, Architect, Attorney*): Vice President - Real Estate

Owner Information (*if different from applicant*):

Name: Robert Hoelterhoff
Company: I290 at Des Plaines, LLC
Address: 105 West Chicago Avenue
City, State, Zip Code: Chicago, IL 60654
Phone: 312-640-8181 Fax: 312-640-9120
Email Address: bob@jandbsigns.com

Project Staff:

Attorney Name: Thomas S. Moore
Company: McCarthy Duffy LLP
Address: 180 N LaSalle St, Ste 3150
City, State, Zip Code: Chicago, IL 60601
Phone: 312-726-0358 Fax: 312-726-6383
Email Address: tmoore@mccarthyduffy.com

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

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

CONTACT INFORMATION continued

Developer Name: _____

Company: _____

Address: _____

City, State, Zip Code: _____

Phone: _____ Fax: _____

Email Address: _____

Engineer Name: _____

Company: _____

Address: _____

City, State, Zip Code: _____

Phone: _____ Fax: _____

Email Address: _____

Landscape Architect Name: _____

Company: _____

Address: _____

City, State, Zip Code: _____

Phone: _____ Fax: _____

Email Address: _____

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

PETITIONER'S AFFIDAVIT

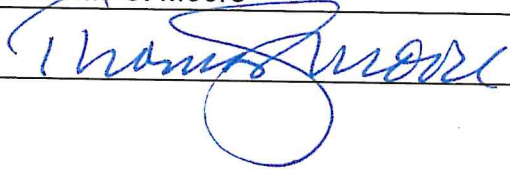
Petitioner acknowledges understanding of application requirements and certifies that application has been completed correctly.

I, Thomas S. Moore, hereby certify that on 16 Day of June, 2023, 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: 723 Des Plaines Ave, Forest Park, IL 60130

Project name: Clear Channel Outdoor LLC - Des Plaines

Petitioner' Name: Thomas S. Moore

Signature: 

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 Clear Channel Outdoor, LLC (Name of petitioner – not the property owner) has been authorized to submit an application for the following action: to digitize one face and update technology of other face at existing billboard
Upon the property at: 723 Des Plaines Avenue, Forest Park, IL 60135 and that the proposed work and all related inspections are hereby authorized.

Edward N. Bluemel II
Name of Petitioner (Applicant)

Edward N. Bluemel II 6/14/2023
Signature of Applicant and Date

1290 at Des Plaines, LLC / Robert Hoeltherhoff

Name of Property Owner/Legal Representative
Robert E. Hoeltherhoff 6/19/2023
Signature of Property Owner/Legal Representative and Date

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

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

Edward N. Bluemel II
(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 19th day of June, 2023.

[Signature]
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 condition 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 digital sign will only display static non-moving messages and images that will automatically change every 10 seconds by means of instantaneous re-pixelization. No portion of the image displayed may flash, scroll, change color, or imitate movement. The digital signs will adhere to all federal and local safety standards pertaining to digital billboards.

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 upgraded digital billboards will utilize LED technology and automatic dimmers to ensure the brightness will not impact the surrounding area and will not consume as much energy as traditional lights. The applicant also has a company policy limiting the type of content that is displayed. The digital sign is also able to easily display public announcements like AMBER Alerts.

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 changes will be made to existing billboard signs, the applicant is simply attempting to digitize them.

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

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 conditional use will not utilize any additional essential public facilities other than those that the existing billboard signs already utilize.

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 billboard sign is located on private property and will utilize the means of ingress and egress that are already existing. Digitizing the existing billboard sign will not effect traffic congestion in the public streets.

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 conditional use is to digitize an existing billboard sign that is not currently considered to be contrary to the objectives of the current comprehensive plan for the Village of Forest Park.

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

LEGAL DESCRIPTION

Parcel 1:

Lot 1 in Commonwealth Edison – Forest Park Substation 57 Subdivision being a Subdivision of that part of the East half of the Northwest quarter of Section 13, Township 39 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded August 28, 2002 as Document number 0020950329, in Cook County, Illinois.

PIN: 15-13-112-016-0000



(assumed)

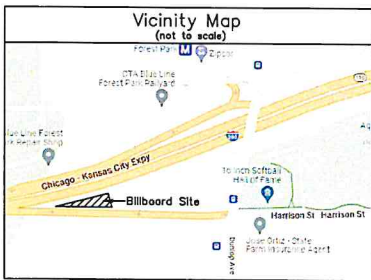
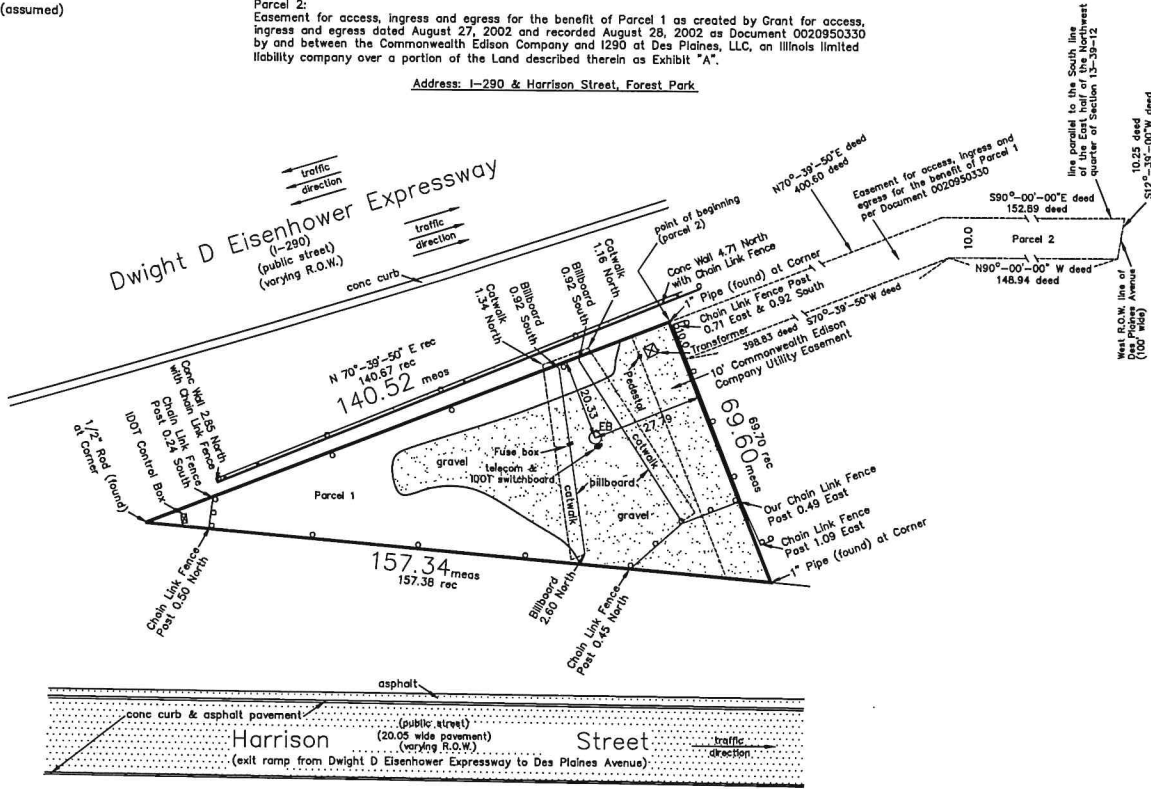
KABAL SURVEYING COMPANY Land Surveying Services ALTA/NSPS Land Title Survey

10407 West Cermak Road
Westchester, Illinois 60154
(708) 582-2852
Fax (708) 582-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

Parcel 1:
Lot 1 in Commonwealth Edison - Forest Park Substation 57 Subdivision being a Subdivision of that part of the East half of the Northwest quarter of Section 13, Township 39 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded August 28, 2002 as Document number 0020950329, in Cook County, Illinois.

Parcel 2:
Easement for access, ingress and egress for the benefit of Parcel 1 as created by Grant for access, ingress and egress dated August 27, 2002 and recorded August 28, 2002 as Document 0020950330 by and between the Commonwealth Edison Company and I290 at Des Plaines, LLC, an Illinois limited liability company over a portion of the Land described therein as Exhibit "A".

Address: I-290 & Harrison Street, Forest Park



NOTES:

- 1) According to Schedule B, Part 2, Exceptions, Item 8, states "Terms, provisions, and conditions relating to the easement described as Parcel 2 contained in the instrument creating said easement. Rights of the adjoining owner or owners to the current use of said easement." Parcel 2 shown hereon. Located offsite but affects our property.
- 2) According to Schedule B, Part 2, Exceptions, Item 9, states "Terms, conditions and provisions of a grant of easement dated August 27, 2002 and recorded August 28, 2002 as document 0020950332 by and between the Commonwealth Edison Company and I290 at DesPlaines, LLC, an Illinois Limited Liability Company affecting the Easterly 10 feet of the land." Shown hereon. Located on and affects our property.
- 3) Survey was completed from found monumentation. Shown hereon.
- 4) Encroachments are as follows: Our chain link fence is 0.49 East of the East lot line; Catwalk is 1.16 and 1.34 North of the North lot line. Shown hereon.

CERTIFICATION

To Fidelity National Title Insurance Company, and Clear Channel Outdoor, LLC, a Delaware limited liability company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2022 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and does not include Table A. The fieldwork was completed on March 4, 2022

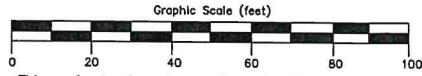
Date of Plat or Map: March 4, 2022

Mitchell P. Balek

Mitchell P. Balek

Registration Number 035-003250

Title Company: Fidelity National Title Insurance Company
File Number: FCH2200179LD
Effective Date: January 21, 2022
Proposed Insured: Clear Channel Outdoor, LLC, a Delaware limited liability company



STATE OF ILLINOIS }
COUNTY OF COOK } **

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2022

LEGEND
meas = measured, S = South, pp = power pole
rec = record, E = East, W = West, LP = light pole
R.O.W. = right-of-way, BS = bumper stop
conc = concrete, wv = water valve
pch = porch, N = North, EM = electric meter
EB = electric box

Area of property is approximately 4,890 square feet

"X" in box indicates that hereon drawn plat was ordered as a non-monumented survey

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed March 4, 2022

Scale: 1 inch = <u>30</u> ft.
Order No. <u>220317</u>
Ordered By: <u>Clear Channel Outdoor</u>

ORIGINAL SEAL IN RED

PREPARED BY AND RETURN TO:

Kellie Fischer
BUSEY BANK
an IL Banking Corporation
502 W. Windsor Rd.
Champaign, IL 61820

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

MORTGAGE RELEASE

KNOW ALL MEN BY THESE PRESENTS, that BUSEY BANK, an Illinois Banking Corporation successor by merger to First Community Bank, for and in consideration of One Dollar and other good and valuable considerations, the receipt of which is hereby confessed, does hereby Remise, Convey, Release and Quit Claim unto **1290 at Des Plaines, LLC**, of the county of Cook, State of Illinois, all the right, title, interest, claim or demand whatsoever said Bank may have acquired in, through or by a certain Mortgage bearing the date of **7/23/2010** and recorded in the Recorder's Office of Cook County, Illinois, as Document No. **1020922131**, and by a certain Assignment of Rents bearing the date of **7/23/2010** and recorded in the Recorder's Office of Cook County, Illinois, as Document No. **1020922132** to the premises therein described as follows, to wit:

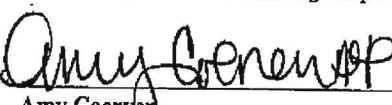
PLEASE SEE ATTACHED EXHIBIT A.

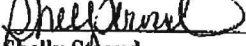
situated in the County of Cook, State of Illinois. The Real Property or its address is commonly known as **1-290 & Des Plaines Road, Forest Park, IL 60130. PIN: 15-13-112-016-0000**

This release is made, executed and delivered pursuant to authority given by the Board of Directors of said Bank. IN TESTIMONY WHEREOF, said BUSEY BANK hath hereunto caused these presents to be signed by its duly authorized officers this 26th day of January, 2018.

**FOR THE PROTECTION OF THE
OWNER, THIS RELEASE SHALL BE
FILED WITH THE RECORDER IN
WHOSE OFFICE THE MORTGAGE OR
DEED OF TRUST WAS FILED**

BUSEY BANK, an Illinois Banking Corporation

By 
Amy Coerver
Its: Assistant Vice President

Attest: 
Shelly Stoud
Its: Compliance Specialist

State of Missouri)
)SS.
County of St. Charles)

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that **Amy Coerver**, personally known to me to be the **Assistant Vice President** of Busey Bank, and **Shelly Stroud**, personally known to me to be the **Compliance Specialist** of said Busey Bank whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument of writing as such officers respectively, pursuant to authority given by the Board of Directors of said Bank as their free and voluntary act, and as the free and voluntary act and deed of said Bank for the purposes therein set forth.

GIVEN under my hand and Notarial Seal this **26th** day of January, 2018.

My Commission Expires:

Kellie M Fischer
Notary Public

Loan # 44011414-10



EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 1 IN COMMONWEALTH EDISON-FOREST PARK SUBSTATION SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR ACCESS, INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT FOR ACCESS, INGRESS AND EGRESS DATED AUGUST 28, 2002 AS DOCUMENT 0020950330 BY AND BETWEEN THE COMMONWEALTH EDISON COMPANY AND I290 AT DES PLAINES, LLC, OVER A PORTION OF THE LAND DESCRIBED THEREIN AS EXHIBIT "A", IN COOK COUNTY, ILLINOIS.

Commonly known as:

I-290 + Des Plaines Road

Forest Park, IL 60130

Village of Forest Park Memorandum

TO: Planning and Zoning Commission

FROM: Steve Glinke, Director

SUBJECT: **PC 2023-03:** 723 Des Plaines Avenue

DATE OF REPORT: 10 July 2023

DATE OF PZC MEETING: 17 July 2023

PROJECT OVERVIEW: The purpose of this project is to rezone 723 Des Plaines Avenue referred to as “the property” from B1, Neighborhood Shopping to I1, Light Industrial. The property is a small 1000 sq ft lot that consists of a singular structure, a billboard. To conditionally allow a digital billboard on this property, a map amendment is required.

GENERAL PROPERTY INFORMATION

Common Property Address: 723 Des Plaines Ave.
Common Location: South of I-290 and North of Harrison St.
Neighboring Property Land Use(s): North – Expressway
South – R1/Low Density (Cemetery)
West – I-2/Industrial (Cemetery)
East – B-1/Neighborhood Shopping (ComEd)

Comprehensive Plan Designation: Community Facilities / Institutional
Existing Use of Property: Billboard
Proposed Use of Property: Digital Billboard
Existing Property Zoning: B-1/Neighborhood Shopping District
Property Size: 1,000 sq ft

LOCATION MAP:



SITE VIEW:



STAFF REVIEW:

Billboards that are on privately-owned land are only allowed in the I-1 and I-2 Districts and require a conditional use permit. The property in question has had an existing sign for many years and the owner would like to update to both sides of the sign having modern, digital technology (one side currently is digital but an older technology; the other side is not digital). A map amendment to I-1 would not be in conflict with the surrounding area which includes a ComEd facility, the Interstate, and cemetery.

Should the Planning and Zoning Commission wish to recommend approval of the map amendment, a sample motion is provided herein.

Based on the submitted petition and testimony provided, I move that the Planning and Zoning Commission recommend to the Village Council approval of the map amendment to rezone 723 Des Plaines Avenue from B-1, Neighborhood Shopping District to I-1, Light Industrial District

Village of Forest Park Memorandum

TO: Planning and Zoning Commission

FROM: Steve Glinke, Director

SUBJECT: **PC 2023-04** 1525 Circle Ave
Petitioner: Michael H. Cordozo VI, Karuna Ventures IL, LLC Infuser

DATE OF REPORT: 10 July 2023

DATE OF PZC MEETING: 17 July 2023

PROJECT OVERVIEW: The petitioner is requesting the approval of a conditional use permit to open a cannabis infuser at 1525 Circle Avenue.

GENERAL PROPERTY INFORMATION

Applicant's Name: Michael H. Cordozo VI
Property Owner's Name: Karuna Ventures IL, LLC
Common Property Address: 1525 Circle Ave
Common Location: On the west side of Madison Street between 15th Street and 16th Street
Neighboring Property Land Use(s): North – I-1/Light Industrial
 South – I-1/Light Industrial
 West – I-1/Light Industrial
 East – R-3/High Density Residential
Comprehensive Plan Designation: Mixed Use
Existing Use of Property: Mixed Use
Proposed Use of Property: Cannabis Infuser
Existing Property Zoning: I-1: Light Industrial District
Property Size: 1,000 sq ft

Bulk Area Regulations:

Regulation	Requirement	Proposed
Front yard setback	0'	n/a
Rear yard setback	0'	n/a
Side yard setback	0'	n/a
Building height	6 stories (75') or below	1 story (8'6")
Off-street parking	-	11 stalls



PROJECT DOCUMENTS:

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

1. Conditional Use Permit Application (dated , 15 pages)
2. Karuna II Infuser Mobile Lab 1 (1 page)
3. Karuna II Infuser Mobile Lab 2 (1 page)
4. Karuna II Infuser Mobile Lab 3 (1 page)
5. Karuna II Infuser Mobile Lab 4 (1 page)
6. Est_1317_from_Alarm_Illinois_105476 (2 pages)
7. Karuna IL Infuser Mobile Lab – 1525 Circle Ave Site Plan (1 page)
8. Karuna IL Infuser Mobile Lab – 5 (1 page)
9. 1525 Circle Drive Map (1 page)
10. 1525 Circle Ave Paid (2 pages_
11. 1525_Circle_Av_Forest_Park_Client_Map_Final (2 pages
12. 1525_Circle_Av_Forest_Park_Labels_Final (2 pages
13. 1525_Circle_Av_Forest_Park_Report_Final (16 pages
14. Illinois State Administration Code – Security Reference (4 pages)
15. Karuna – 1525 Circle Ave Security Doc (2 pages)

PROJECT DESCRIPTION:

The petitioner is requesting approval of a conditional use permit to occupy a portion of 1525 Circle Avenue for a cannabis infuser operation in accordance with the Illinois Cannabis Regulation and Tax Act ILCS 410/705.

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
7. 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.

CONDITIONAL USE FINDINGS OF FACT:

1. The proposed infuser facility is a highly regulated industrial use, is not a retail/point of sale site and will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
2. The proposed site plan includes mitigations, like enhanced security measures, to ensure that the use will not be injurious to other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. In addition the proposed use is temporary.

3. The proposed use is a light industrial use and is consistent with other industrial uses along Circle Avenue and Hannah Avenue will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. The site has existing adequate utilities, access roads, drainage and/or necessary facilities. The proposed use will only utilize electrical utilities which are being provided by the property owner and from the existing building. No plumbing or drainage will be necessary for our production processes and our employees will utilize the restroom facilities inside the existing building.
5. The proposed site plan makes use of an existing drive to provide ingress and egress. The proposed use will have little to no impact on local traffic congestion on public streets due to the low number of employees and low volume of incoming and outgoing delivery traffic.
6. The Forest Park Comprehensive Plan designates this parcel as mixed use.
7. The proposed site plan conforms with regulations included in the Forest Park Zoning Ordinance.

STAFF REVIEW:

The infusion of cannabis involves the wholesale manufacturing of pre-extracted oil into finished products. Applicant will be producing a manufactured drink additive for wholesale distribution to licensed retail establishments. There is no retail component to this business which means no customers or public access. The hours of operation for the proposed business are 9-5 Monday – Friday.

The current zoning requires a conditional use permit for the proposed use. The petitioner will occupy a portion of the current parking lot by installing two mobile manufacturing containers totaling approximately 1,000 square feet.

Should the Zoning and Planning Commission wish to recommend approval of the Conditional Use Permit, a 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 Conditional Use Permit associated with PZC2023-04 subject to the following conditions:

- 1. The site shall be constructed in substantial compliance with the “Project Documents” identified in this report and available in the Department of Public Health and Safety.***
- 2. Operation of the proposed conditional use shall be in full compliance with 410 ILCS 705/ the Illinois Cannabis Regulation and Tax Act.***
- 3. All construction shall comply with the Building Code of the Village of Forest Park, with final plans subject to review and approval by the Village Engineer and Director of Public Health and Safety.***

- 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.**
- 5. Final site address subject to review and approval by the Director.**

PEERLESS FENCE

A Division of Peerless Enterprises, Inc.
200 W River Dr * St. Charles, IL 60174
(630) 584-7710 * Fax (630) 584-7746

PROPOSAL AND ACCEPTANCE

Attn: Ryley Zeller

Proposal submitted to: Flora Arbor	Phone:	Date: 6-14-23
Street:	Fax:	Job Phone:
City, State and Zip Code:	Job Name: 1525 Circle Ave. Gate & Fence Replacement	
Email:	Date of Plans	Job Location: Forest Park, IL

We hereby submit specifications and estimates: Furnish and Install:

51 LF of 8' high galvanized chain link fencing and overhead slide gate to include:

- 3" OD SS40 terminal post.
- 6-5/8" OD Schedule 40 gate posts (3).
- 1-5/8" OD SS40 top and brace rails.
- 2" mesh 9 gauge galvanized chain link fabric.
- One 8' high x 20' opening overhead slide gate with I beam rail installed at 14' high.
- Price includes removal and haul away of the existing chain link fence.

TOTAL INSTALLED PRICE - \$22,985.00

Option for a new chain drive gate operator with radio open/close (includes 10 transmitters), photo eye, edge sensor and surge protector. All power to the operator, conduits or access control devices by others or at an additional cost - ADD \$8,300.00.

Proposal Based on:

Due to current steel price increases & availability of materials our pricing can only be held for 15 days.

Full Day Mobilizations.

Spoils spread along the fence line or piled on site.

Normal site conditions.

Peerless standard safety requirements.

Peerless standard certificate of insurance.

Specifications & Quantities Above.

Fence line established by others.

Ability to access fence line with digging equipment and concrete truck.

Private utilities located by others.

Quoted price is based on the current market cost. We reserve the right to adjust this quote based on market conditions at the time material is ordered and delivered to the job site.

Work performed per our current certificate of insurance.

Exclusions: Bonds, permits, licenses and fees.

Payment to be made as follows: Net 30 days upon credit approval.

OWNER MUST OBTAIN ALL PERMITS.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner, on a regular time basis according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workers Compensation Insurance.

Customer hereby assumes full responsibility for the location of the line upon which fence materials are to be installed and locate any and all private cable to include sprinkler systems, electric, septic fields, gas lines, grills, lighting, etc. Peerless Fence to Call J.U.L.I.E.

Authorized Signature:

Jim McNamara

Jim McNamara, Commercial Sales

PEERLESS FENCE

Note: we may withdraw this proposal if not accepted within 15 days.

I, THE UNDERSIGNED, HEREBY AGREE THAT IN THE EVENT OF DEFAULT IN THE PAYMENT OF ANY AMOUNT DUE, AND IF THIS ACCOUNT IS PLACED IN THE HANDS OF AN AGENCY OR ATTORNEY FOR COLLECTION OR LEGAL ACTION, TO PAY AN ADDITIONAL CHARGE EQUAL TO THE COST OF COLLECTIONS INCLUDING AGENCY AND ATTORNEY FEES AND COURT COSTS INCURRED AND PERMITTED BY LAWS GOVERNING THESE TRANSACTIONS. ALL PAST DUE ACCOUNTS WILL BE CHARGED AT THE RATE OF 1.5% ON UNPAID MONTHLY BALANCE.

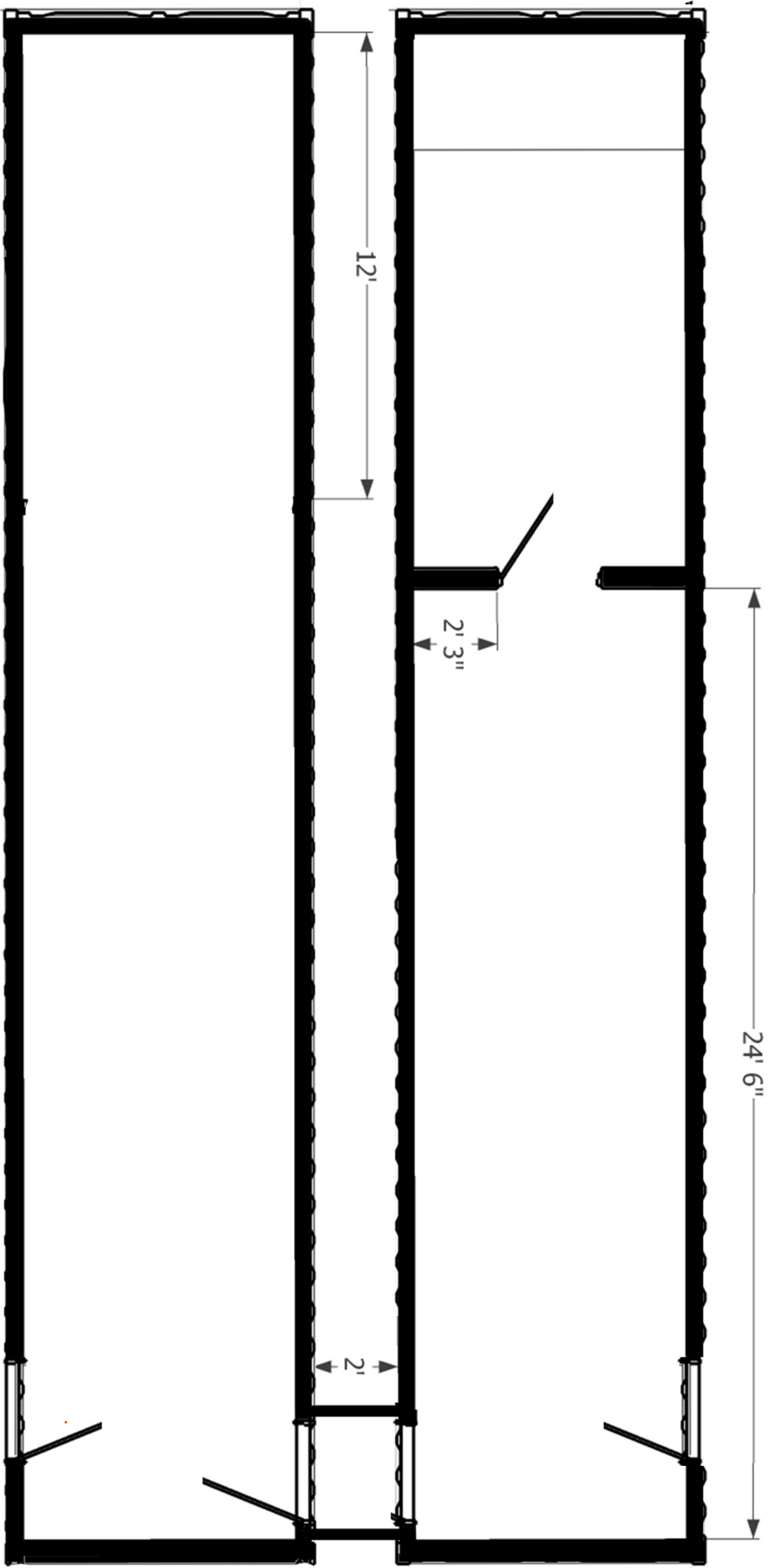
ACCEPTANCE OF PROPOSAL. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance _____

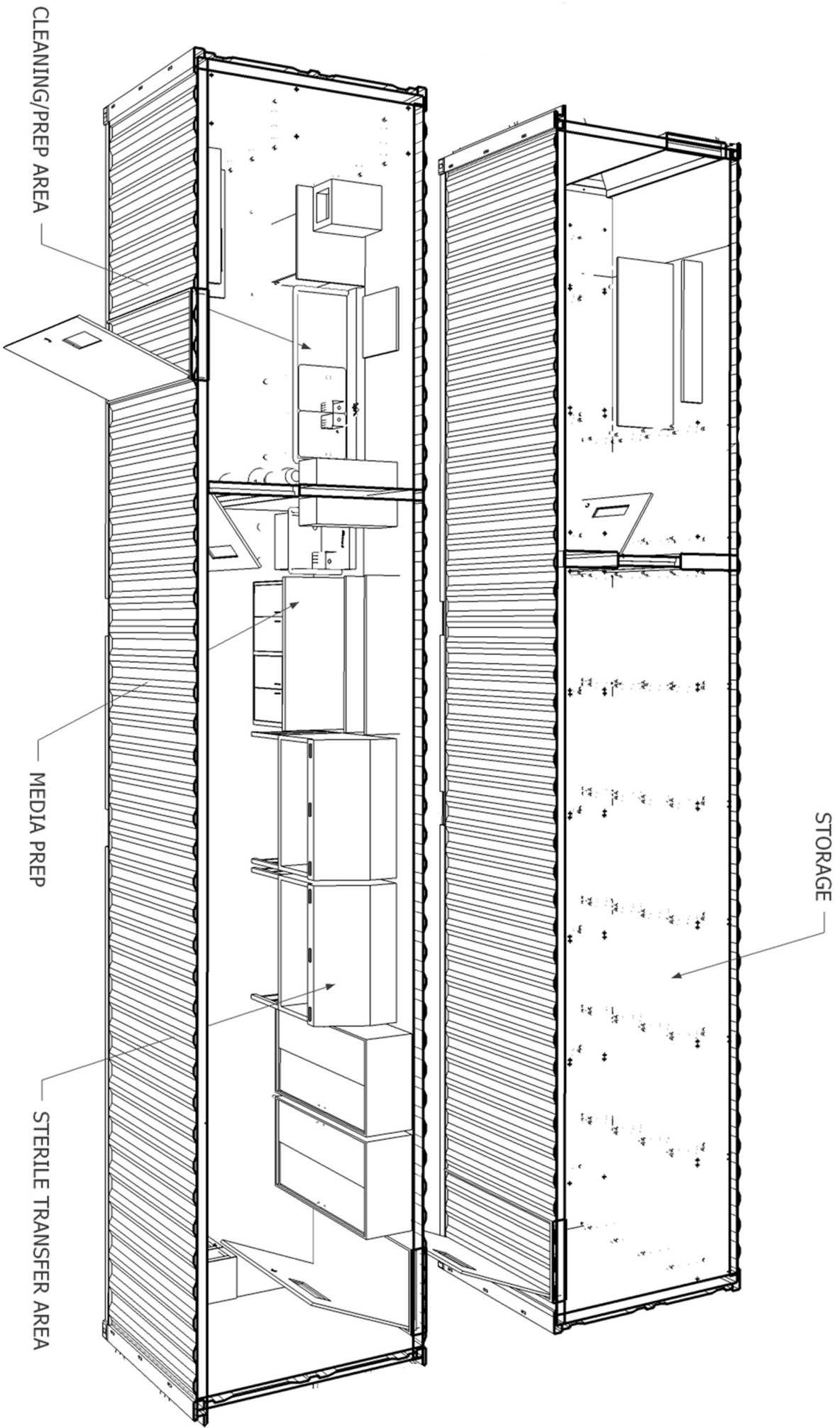
PLAN DRAWING - COMBINED CONTAINERS



SCALE -

Drawing No.	Date	<h2 style="text-align: center;">KARUNA VENTURES</h2>	FLOOR PLAN PROJECT TYPE: CANNABIS INFUSER BASE ZONE: INDUSTRIAL BUILDING SIZE: 825 SF	ADDRESS: 1525 CIRCLE AVE FOREST PARK, IL PROPERTY DETAILS: STAND-ALONE TWO 40' MOBILE LAB STRUCTURES	DESIGNER CONTACT: KARUNA HOLDINGS 4701 SW ADMIRAL WAY, #278 SEATTLE, WA 98116 (206) 518-9331	
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3D DRAWING W/ EQUIPMENT



SCALE -

**KARUNA
VENTURES**

FLOOR PLAN

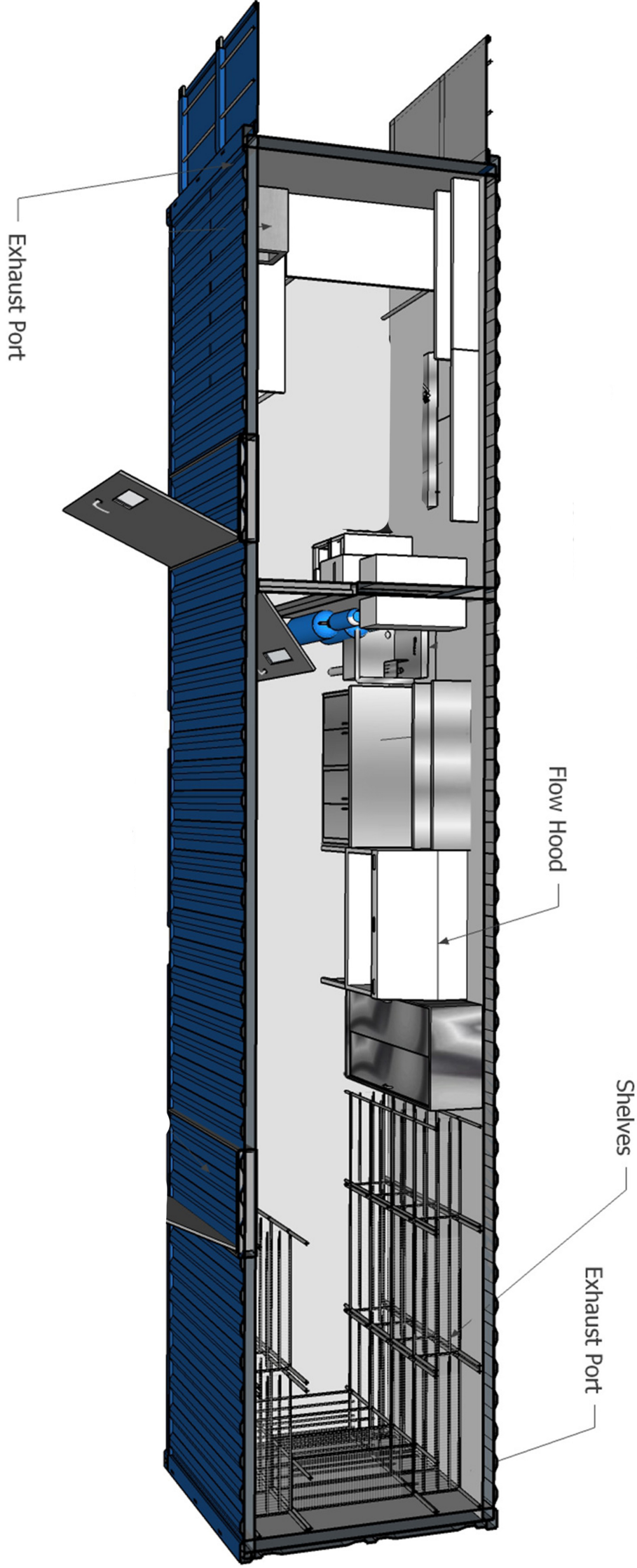
PROJECT TYPE:
CANNABIS INFUSER
BASE ZONE: INDUSTRIAL
BUILDING SIZE: 825 SF

ADDRESS:
1525 CIRCLE AVE
FOREST PARK, IL
PROPERTY DETAILS:
STAND-ALONE
TWO 40' MOBILE LAB
STRUCTURES

DESIGNER CONTACT:
KARUNA HOLDINGS
4701 SW ADMIRAL WAY, #278
SEATTLE, WA 98116
(206) 518-9331

Date
Drawing No.

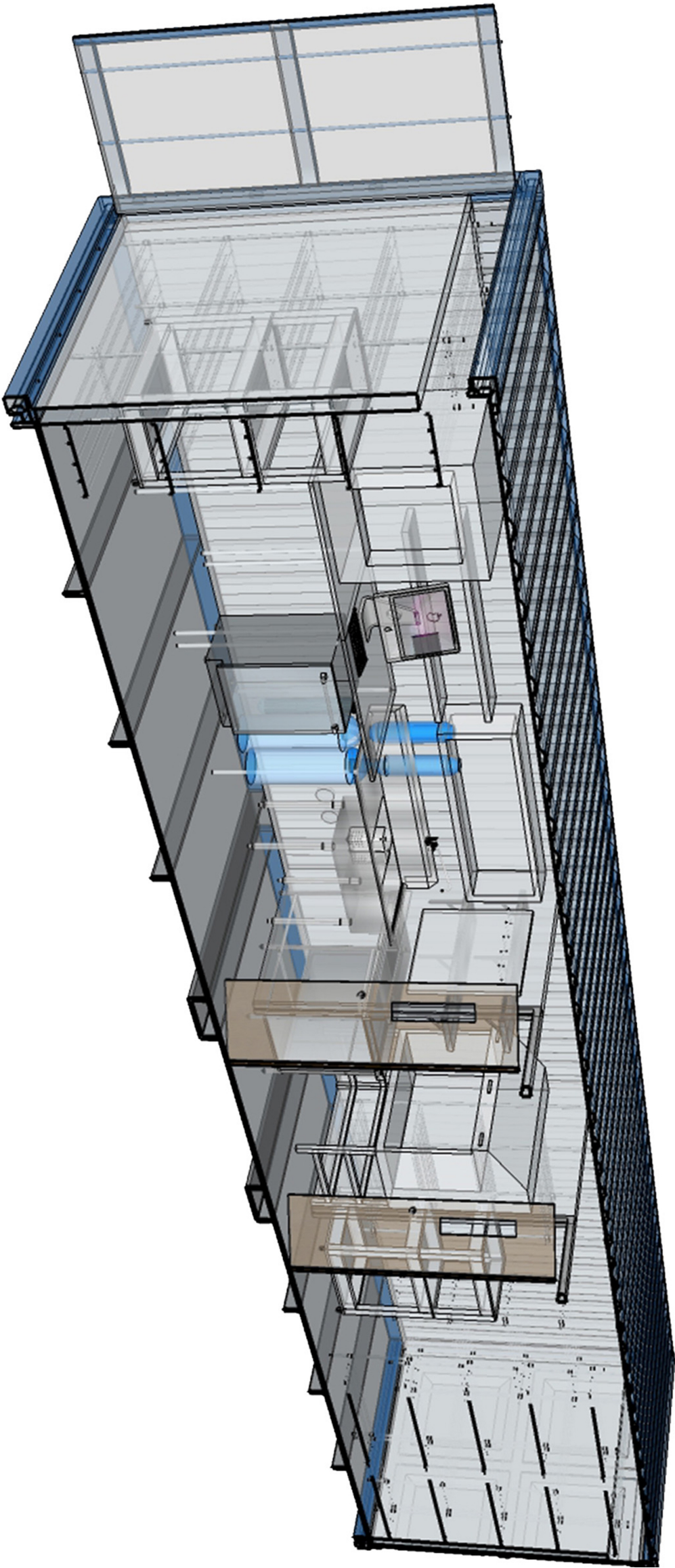
3D DRAWING W/ EQUIPMENT



SCALE -

<p>Date</p> <p>Drawing No.</p>	<h2 style="text-align: center;">KARUNA VENTURES</h2>	<p>FLOOR PLAN</p> <p>PROJECT TYPE: CANNABIS INFUSER BASE ZONE: INDUSTRIAL</p> <p>BUILDING SIZE: 825 SF</p>	<p>ADDRESS: 1525 CIRCLE AVE FOREST PARK, IL</p> <p>PROPERTY DETAILS: STAND-ALONE TWO 40' MOBILE LAB STRUCTURES</p>	<p>DESIGNER CONTACT: KARUNA HOLDINGS 4701 SW ADMIRAL WAY, #278 SEATTLE, WA 98116 (206) 518-9331</p>	
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3D RENDERINGS



SCALE -



<p>Drawing No.</p>	<p>Date</p>	<h2 style="text-align: center;">KARUNA VENTURES</h2>	<p>FLOOR PLAN</p> <p>PROJECT TYPE: CANNABIS INFUSER BASE ZONE: INDUSTRIAL BUILDING SIZE: 825 SF</p>	<p>ADDRESS: 1525 CIRCLE AVE FOREST PARK, IL PROPERTY DETAILS: STAND-ALONE TWO 40' MOBILE LAB STRUCTURES</p>	<p>DESIGNER CONTACT: KARUNA HOLDINGS 4701 SW ADMIRAL WAY, #278 SEATTLE, WA 98116 (206) 518-9331</p>	
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Alarm Illinois

9700 197th Street Mokena, IL 60448

Ph:630-520-8046

Email:info@AlarmIllinois.com

Estimate

Date	Estimate #
6/12/2023	1317

Name / Address
CIRCLE AVENUE FOREST PARK IL 1525 CIRCLE AVENUE FOREST PARK, IL 60130

Ship To

Description	Qty	Rate	Total
Scope of Work	8	0.00	0.00
Install Forest Park x 2 cameras and run wire *****			
Install 1 PTZ Gauard Service cameras			
INstall 4 Regualr Guard Service cameras			
Install 2 4 port Bridges CHEKT			
Install Loud Speaker *****			
Install Temporary Alarm System 2 doors / 2 motions *****			
Install 2 Access Control Doors			
LABOR TO INSTALL FOREST PARK POLICE CAMERAS	2	225.00	450.00
PTZ CAMERA 4MP IP	1	799.00	799.00
DAHUA ACTIVE DETTERANT CAMERAS	4	300.00	1,200.00
LOUD SPEAKER HORN	1	325.00	325.00
CHEKT OPTEX 4 PORT BRIDGE	2	350.00	700.00
MONTHLY MONITORING 249.00 PER MONTH		0.00	0.00
QUOLSYS ALARM SYSTEM -TEMPORARY	1	199.00	199.00
DOORS	2	0.00	0.00
MOTIONS	2	0.00	0.00
MONTHLY MONITORING 49.99 PER MONTH		0.00	0.00
ACCESS DOORS	2	1,595.00	3,190.00
MONTHLY MONITORING 18.00 PER MONTH -INCLUDES 10 KEY CARDS EACH ADDITIONAL CARD IS \$3.50			0.00

	Total
--	--------------

Alarm Illinois

9700 197th Street Mokena, IL 60448

Ph:630-520-8046

Email:info@AlarmIllinois.com

Estimate

Date	Estimate #
6/12/2023	1317

Name / Address
CIRCLE AVENUE FOREST PARK IL 1525 CIRCLE AVENUE FOREST PARK, IL 60130

Ship To

Description	Qty	Rate	Total
TAX RATE 9.75 %			0.00

	Total	\$6,863.00
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1525 CIRCLE AVE

CIRLCE AVE

CIRLCE AVE

CONTAINER-1

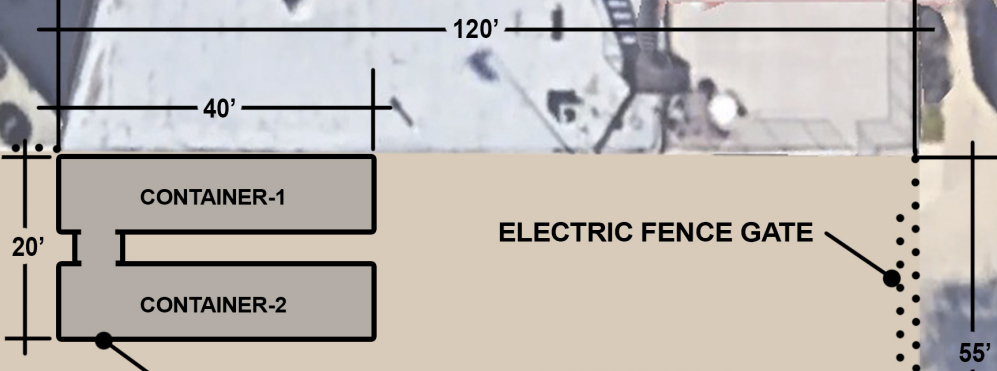
CONTAINER-2

ELECTRIC FENCE GATE

PARKING AREA

MAIN ENTRANCE
STEEL MAN-DOOR

FULLY ENCLOSED FENCE



Google 100% Imagery date: 7/12/22

10 m Camera: 299 m 41°51'30"N 87°48'28"W 191 m

1525 CIRCLE AVE, FOREST PARK, IL 60130

SCALE -

DESIGNER CONTACT:

KARUNA HOLDINGS
4701 SW ADMIRAL WAY, #278
SEATTLE, WA 98116
(206) 518-9331

ADDRESS:

1525 CIRCLE AVE
FOREST PARK, IL
PROPERTY DETAILS:
STAND-ALONE
TWO 40' MOBILE LAB
STRUCTURES

SITE PLAN

PROJECT TYPE:
CANNABIS INFUSER
BASE ZONE: INDUSTRIAL
BUILDING SIZE: 825 SF

**KARUNA
VENTURES**

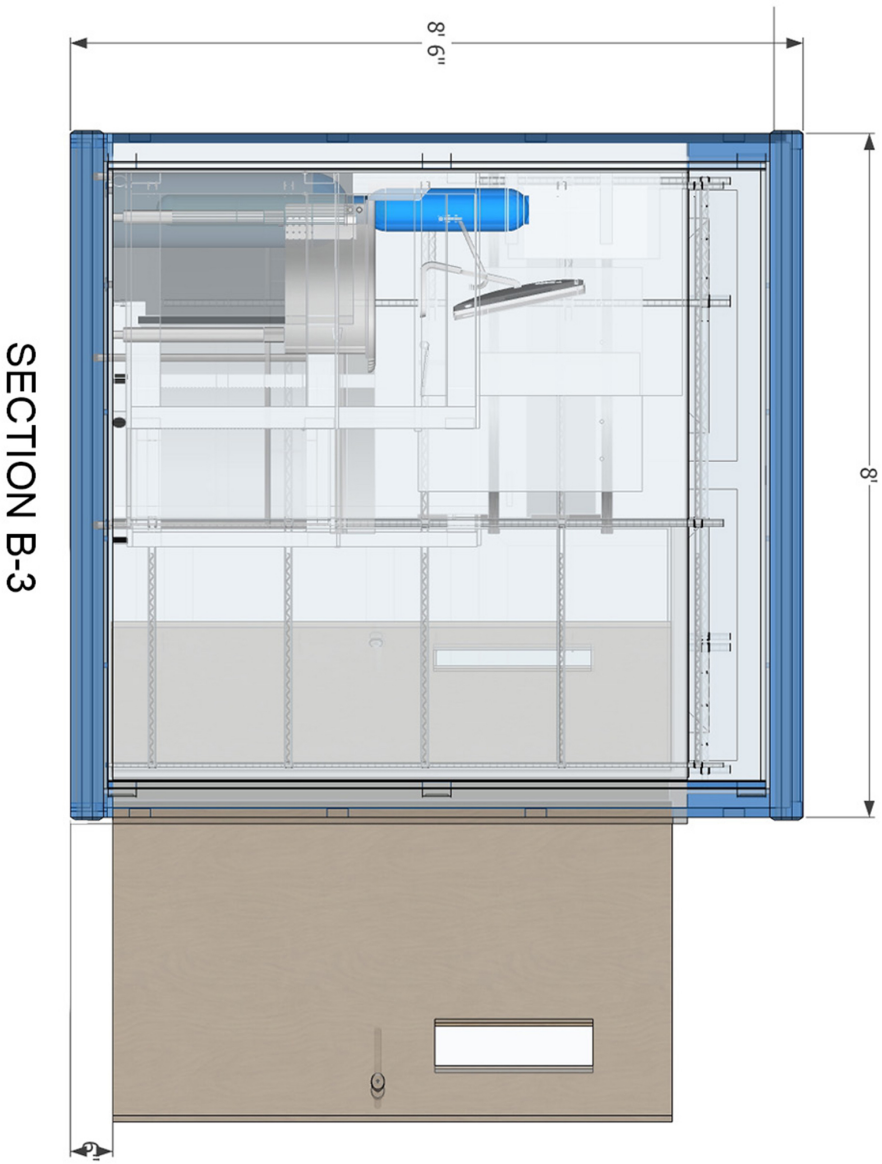
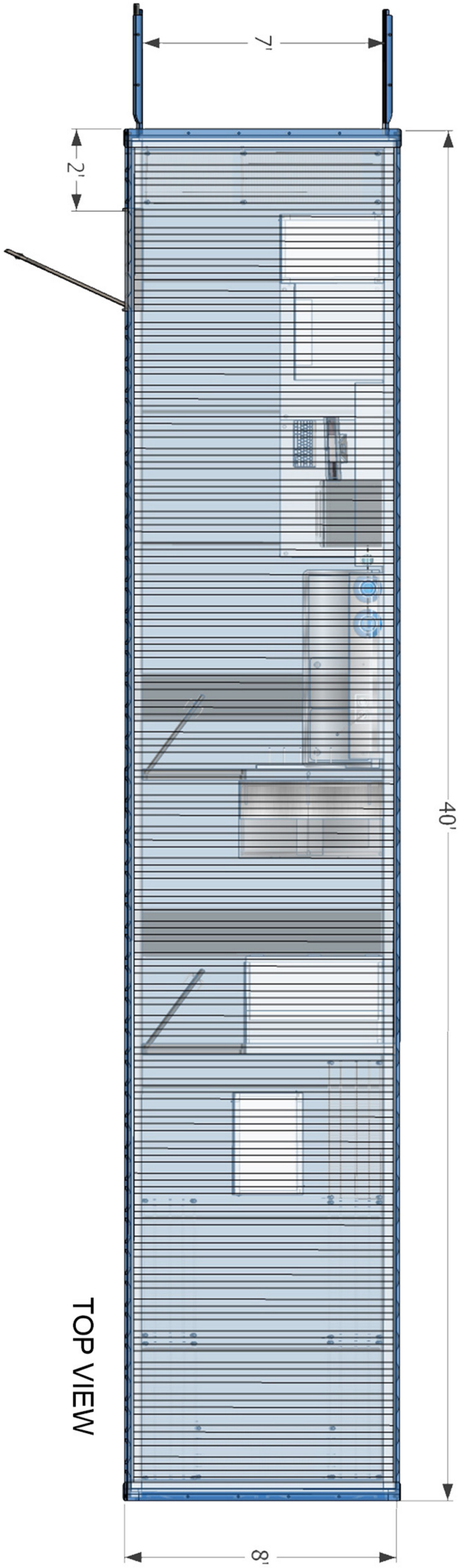
Date

05/20/2023

Drawing No.

0-001

CONTAINER DIMENSIONS



SCALE -



<p>Date</p> <p>Drawing No.</p>	<p>KARUNA VENTURES</p>	<p>FLOOR PLAN</p> <p>PROJECT TYPE: CANNABIS INFUSER</p> <p>BASE ZONE: INDUSTRIAL</p> <p>BUILDING SIZE: 825 SF</p>	<p>ADDRESS: 1525 CIRCLE AVE FOREST PARK, IL</p> <p>PROPERTY DETAILS: STAND-ALONE TWO 40' MOBILE LAB STRUCTURES</p>	<p>DESIGNER CONTACT: KARUNA HOLDINGS 4701 SW ADMIRAL WAY, #278 SEATTLE, WA 98116 (206) 518-9331</p>	
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1526 Circle Ave

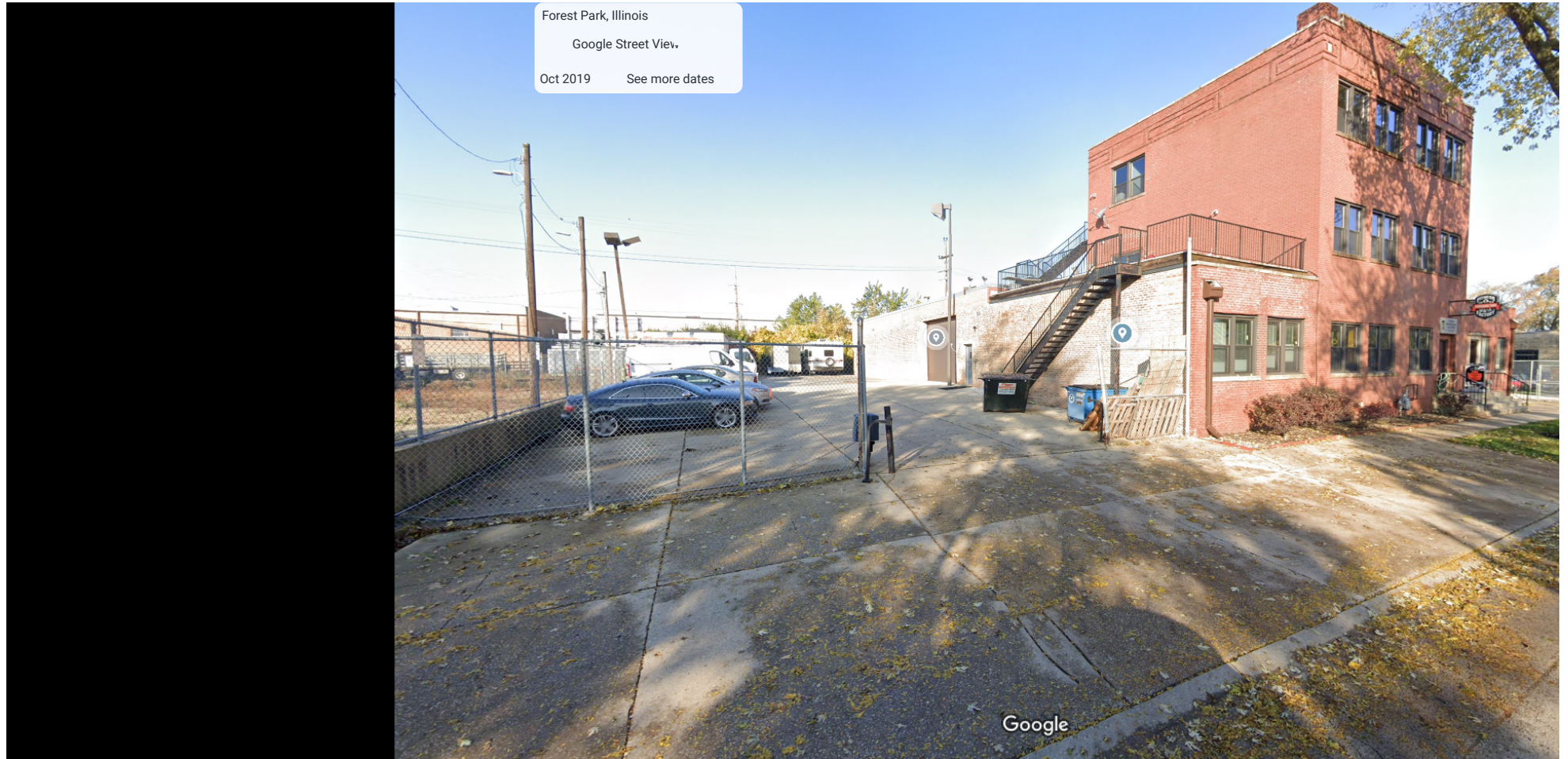


Image capture: Oct 2019 © 2023 Google



926 Circle Ave

All

Street View & 360°

RealInfo, LLC

1112 W Boughton Rd. #302
Bolingbrook, IL 60440-1508

Invoice

Date	Invoice #
6/7/2023	61887

Bill To
Karuna Ventures IL, LLC Michael Cardoza 227 W Monroe #3950 Chicago, IL 60606

P.O. No.	Terms	Rep	Customer ID:	Payment Method
	Due on receipt	RD	KVII111	

Quantity	Description	Amount
1	Zoning Notification Search (1525 Circle Ave, Forest Park - 250 ft radius)	300.00
PAID JUN 07 2023		
Total		\$300.00

Phone #	Fax #	E-mail us at:	RealInfo can be reach...
630-789-4900		rdeedrick@realinfo.net	www.realinfo.net

Transaction jnsz4s4t

Merchant Information

Merchant RealInfo, LLC

Transaction Information

Type Sale
Amount \$300.00 USD
Transaction Date Jun 07 2023, 11:55 AM CDT
Order ID 61887
Approval Code 037638
Status Submitted For Settlement

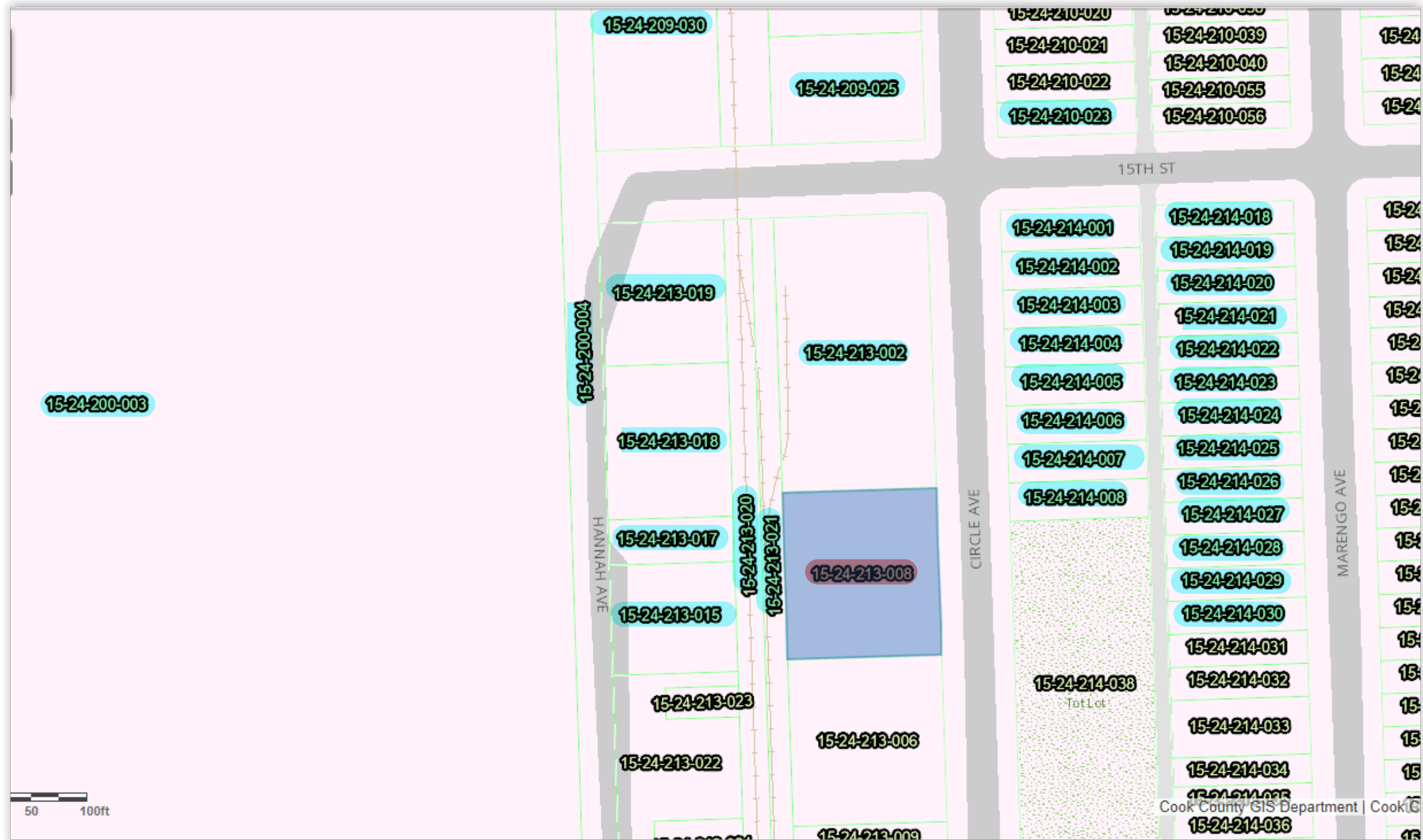
Payment Information

Payment Type Credit Card
Transaction Origin E-Commerce
Card Type Visa
Cardholder Name MICHAEL CARDOZA
Credit Card Number *****9778

Customer Information

Name MICHAEL CARDOZA
Billing Address MICHAEL CARDOZA
430 FOURTH ST
ANNAPOLIS, MD 21403

1525 Circle Ave, Forest Park - Client Map - Page 1 of 2



1525 Circle Ave, Forest Park - Client Map - Page 2 of 2



15-24-209-025-0000
CTLTC 20053
1441 CIRCLE AVE
FOREST PARK, IL 60130

15-24-213-006-0000
SARAHS INN
PO BOX 1159
OAK PARK, IL 60304

15-24-213-010-0000
SARAHS INN
PO BOX 1159
OAK PARK, IL 60304

15-24-213-018-0000
7340 PARTNERS LLC
7340 15TH STREET
FOREST PARK, IL 60130

15-24-213-022-0000
1540 HANNAH LLC
11731 SANDSTONE COURT
FRANKFORT, IL 60423

15-24-214-001-0000
C GROTH
1506 CIRCLE AV
FOREST PARK, IL 60130

15-24-214-004-0000
CTLTC 008002380476
1508 CIRCLE AVE
FOREST PARK, IL 60130

15-24-214-007-0000
CHARLES WILSON
1516 CIRCLE
FOREST PARK, IL 60130

15-24-214-019-0000
JEWEL JACKSON
1503 MARENGO AVE
FOREST PARK, IL 60130

15-24-214-022-0000
TERRENCE MILTNER
1509 MARENGO AVE
FOREST PARK, IL 60130

15-24-210-023-0000
JOSEPH L SMITH
1446 CIRCLE AVE
FOREST PARK, IL 60130

15-24-213-008-0000
FERRARA PAN PROPERTIES
1525 CIRCLE AVE
FOREST PARK, IL 60130

15-24-213-015-0000
1520 HANNAH LLC
11731 SANDSTONE COURT
FRANKFORT, IL 60423

15-24-213-019-0000
7340 PARTNERS LLC
7340 15TH STREET
FOREST PARK, IL 60130

15-24-213-023-0000
1520 HANNAH LLC
11731 SANDSTONE COURT
FRANKFORT, IL 60423

15-24-214-002-0000
G C GROTH
1506 CIRCLE AV
FOREST PARK, IL 60130

15-24-214-005-0000
BARBARA D KRAUSE
1510 CIRCLE AVE
FOREST PARK, IL 60130

15-24-214-008-0000
MANUEL A SEGOVIA JR
1518 S CIRCLE
FOREST PARK, IL 60130

15-24-214-020-0000
ENRIQUE RODRIGUEZ
1505 MARENGO AVE
FOREST PARK, IL 60130

15-24-214-023-0000
ARCTURUS CAPITAL MGMT
PO BOX 6958
RIVER FOREST, IL 60305

15-24-213-002-0000
1501 CIRCLE LLC
545 BELOIT AVE
FOREST PARK, IL 60130

15-24-213-009-0000
SARAHS INN
PO BOX 1159
OAK PARK, IL 60304

15-24-213-017-0000
1520 HANNAH LLC
11731 SANDSTONE COURT
FRANKFORT, IL 60423

15-24-213-020-0000
COM ED
3 LINCOLN CTR 4TH
OAKBROOK TER, IL 60181

15-24-213-024-8002
US CELLULAR
PO BOX 2629
ADDISON, TX 75001

15-24-214-003-0000
OTTO GROTH
1506 CIRCLE AV
FOREST PARK, IL 60130

15-24-214-006-0000
BRUCE T DENHAM & CATHE
1512 CIRCLE AVE
FOREST PARK, IL 60130

15-24-214-018-0000
ERIC & JUDY PRIDE
1501 MARENGO AV
FOREST PARK, IL 60130

15-24-214-021-0000
W GARBE
1507 MARENGO AV
FOREST PARK, IL 60130

15-24-214-024-0000
CTLTC FPB 21314
10 S LA SALLE ST#2750
CHICAGO, IL 60603

15-24-214-025-0000
JOHNSON & HALL
1515 MARENGO
FOREST PK, IL 60130

15-24-214-026-0000
RUBIO SALVADOR
1517 S MARENGO
FOREST PARK, IL 60130

15-24-214-027-0000
NATIVIDAD M MILLER
1519 MARENGO AV
FOREST PARK, IL 60130

15-24-214-028-0000
KATHLEEN MEYER
1521 MARENGO AVE
FOREST PARK, IL 60130

15-24-214-029-0000
NATALIE CLARK
1523 MARENGO AVE
FOREST PARK, IL 60130

15-24-214-030-0000
TRINA JANE KATS
1525 MARENGO AVE
FOREST PARK, IL 60130

15-24-214-031-0000
MICHAEL J CAINES
1527 S MARENGO
FOREST PARK, IL 60130

15-24-214-032-0000
DAVID ERIC BAKER
1529 MARENGO AVE
FOREST PARK, IL 60130

15-24-214-033-0000
KERI WOODRING
1531 MARENGO AVE
FOREST PARK, IL 60130

15-24-214-034-0000
JAMES C WILLIAMS
1533 MARENGO AVE
FOREST PARK, IL 60130

15-24-214-035-0000
MARY ZIEBELL
1533 MARENGO AV
FOREST PARK, IL 60130

15-24-214-036-0000
DANIEL SCHWANDERLIK
7301 W 16TH AVE
FOREST PARK, IL 60130

15-24-214-037-0000
DANIEL SCHWANDERLIK
7301 W 16TH ST
FOREST PARK, IL 60130

15-24-401-004-0000
COM ED
3 LINCOLN CTR 4TH
OAKBROOK TER, IL 60181

15-24-401-005-0000
EXEMPT

15-24-200-003-0000
U.S. POSTAL SERVICE
7500 ROOSEVELT RD
FOREST PARK, IL 60130

15-24-200-004-0000
EXEMPT

15-24-209-030-0000
EXEMPT

15-24-213-021-0000
EXEMPT

15-24-214-038-0000
EXEMPT

15-24-400-003-0000
WALDHEIM CEMETARY CO.
1700 S. HARLEM AVE
NORTH RIVERSIDE, IL 60546

15-24-401-010-0000
WALDHEIM CEMETARY CO.
1700 S. HARLEM AVE
NORTH RIVERSIDE, IL 60546



RealInfo

The Power of Information

Zoning Search Results

IL_COOK

Tax Payer Address Label [Create Labels](#)

Select Which Label Type You Wish To Print and Click the Create Labels Button


View Type Complete Information




[Post Cards](#)

Search Criteria:

Find pins 15242000030000-15242000049999,15242090250000-15242090259999,15242090300000-15242090309999,15242100230000-15242100239999,15242130020000-15242130029999,15242130060000-15242130069999,15242130080000-15242130109999,15242130150000-15242130159999,15242130170000-15242130249999,15242140010000-15242140089999,15242140180000-15242140389999,15244000030000-15244000039999,15244010040000-15244010059999,15244010100000-15244010109999

Records Found: 52

1 Tax ID: 15-24-200-004-0000	Owner Name:	
	Site Address:	...
	Tax Payer Name:	
	Tax Payer Address :	,, 0
	Sale Amount:	n/a
	Sale Date:	
	Document #:	

<p>2 Tax ID: 15-24-209-025-0000</p> 	<p>Owner Name: Site Address: Tax Payer Name: Tax Payer Address : Sale Amount: Sale Date: Document #:</p>	<p>BORDEN INC ... CTLTC 20053 1441 CIRCLE AVE , FOREST PARK, IL 60130 n/a</p>
<p>3 Tax ID: 15-24-210-023-0000</p> 	<p>Owner Name: Site Address: Tax Payer Name: Tax Payer Address : Sale Amount: Sale Date: Document #:</p>	<p>SMITH, JOSEPH L , SMITH, LUCRETIA 1446 CIRCLE AV, , FOREST PARK, IL 60130 JOSEPH L SMITH 1446 CIRCLE AVE , FOREST PARK, IL 60130 \$267,000 06/26/2019 1917742045</p>
<p>4 Tax ID: 15-24-213-002-0000</p> 	<p>Owner Name: Site Address: Tax Payer Name: Tax Payer Address : Sale Amount: Sale Date: Document #:</p>	<p>1501 CIRCLE LLC 1501 CIRCLE AV, , FOREST PARK, IL 60130 1501 CIRCLE LLC 545 BELOIT AVE , FOREST PARK, IL 60130 \$580,000 01/14/2015 1501442073</p>
<p>5 Tax ID: 15-24-213-006-0000</p>	<p>Owner Name: Site Address: Tax Payer Name: Tax Payer</p>	<p>SARAH'S INN ... SARAHS INN PO BOX 1159 , OAK PARK, IL 60304</p>



Address :
Sale Amount: n/a
Sale Date: 04/09/2019
Document #: 1909934070

6 Tax ID:
15-24-213-008-0000



Owner Name: FERRARA PAN PROPERTIES, LLC
Site Address: 1525 CIRCLE AV, , FOREST PARK, IL 60130
Tax Payer Name: FERRARA PAN PROPERTIES
Tax Payer Address : 1525 CIRCLE AVE , FOREST PARK, IL 60130
Sale Amount: \$475,000
Sale Date: 04/19/2016
Document #: 1611010077

7 Tax ID:
15-24-213-009-0000



Owner Name: SARAH'S INN
Site Address: 1535-1545 CIRCLE AV, , FOREST PARK, IL 60130
Tax Payer Name: SARAHS INN
Tax Payer Address : PO BOX 1159 , OAK PARK, IL 60304
Sale Amount: n/a
Sale Date: 04/09/2019
Document #: 1909934069

8 Tax ID:
15-24-213-010-0000



Owner Name: SARAH'S INN
Site Address: 1535-1545 CIRCLE AV, , FOREST PARK, IL 60130
Tax Payer Name: SARAHS INN
Tax Payer Address : PO BOX 1159 , OAK PARK, IL 60304
Sale Amount: n/a
Sale Date: 04/09/2019
Document #: 1909934069

9 Tax ID:
15-24-213-015-

Owner Name: JENDY, LLC

0000



Site Address:

1520 HANNAH AV , , FOREST PARK, IL 60130

Tax Payer Name:

1520 HANNAH LLC

Tax Payer Address :

11731 SANDSTONE COURT , FRANKFORT, IL 60423

Sale Amount:

\$375,000

Sale Date:

04/26/2023

Document #:

2311641029

10 Tax ID:
15-24-213-017-0000



Owner Name:

JENDY, LLC

Site Address:

1520 HANNAH AV , , FOREST PARK, IL 60130

Tax Payer Name:

1520 HANNAH LLC

Tax Payer Address :

11731 SANDSTONE COURT , FRANKFORT, IL 60423

Sale Amount:

\$375,000

Sale Date:

04/26/2023

Document #:

2311641029

11 Tax ID:
15-24-213-018-0000



Owner Name:

7340 PARTNERS LLC , LORRAINE HEROUT TRUST

Site Address:

7340 W 15TH ST , , FOREST PARK, IL 60130

Tax Payer Name:

7340 PARTNERS LLC

Tax Payer Address :

7340 15TH STREET , FOREST PARK, IL 60130

Sale Amount:

\$275,000

Sale Date:

03/20/2014

Document #:

1407901025

12 Tax ID:
15-24-213-019-0000



Owner Name:

7340 PARTNERS LLC , LORRAINE HEROUT TRUST

Site Address:

7340 W 15TH ST , , FOREST PARK, IL 60130

Tax Payer Name:

7340 PARTNERS LLC

Tax Payer Address :

7340 15TH STREET , FOREST PARK, IL 60130

Sale Amount:

\$275,000

Sale Date: 03/20/2014
Document #: 1407901025

13 Tax ID:
15-24-213-020-
0000



Owner Name:
Site Address: 7340 W 15TH ST, , FOREST PARK, IL
Tax Payer Name: COM ED
Tax Payer Address : 3 LINCOLN CTR 4TH , OAKBROOK TER, IL 60181
Sale Amount: n/a
Sale Date:
Document #:

14 Tax ID:
15-24-213-021-
0000



Owner Name:
Site Address: 7340 W 15TH ST, , FOREST PARK, IL
Tax Payer Name: RAILROAD
Tax Payer Address : , , 0
Sale Amount: n/a
Sale Date:
Document #:

15 Tax ID:
15-24-213-022-
0000



Owner Name: JENDY, LLC
Site Address: 1540 HANNAH AV, , FOREST PARK, IL 60130
Tax Payer Name: 1540 HANNAH LLC
Tax Payer Address : 11731 SANDSTONE COURT , FRANKFORT, IL 60423
Sale Amount: \$375,000
Sale Date: 04/26/2023
Document #: 2311641029

16 Tax ID:
15-24-213-023-
0000

Owner Name: JENDY LLC
Site Address: 1520 HANNAH AV, , FOREST PARK, IL 60130



Tax Payer Name: 1520 HANNAH LLC

Tax Payer Address : 11731 SANDSTONE COURT , FRANKFORT, IL 60423

Sale Amount: \$600,000

Sale Date: 03/22/2022

Document #: 2208133286

17 Tax ID:
15-24-213-024-0000



Owner Name:
Site Address: , , , IL

Tax Payer Name:

Tax Payer Address : ''

Sale Amount: n/a

Sale Date:

Document #:

18 Tax ID:
15-24-213-024-8001



Owner Name:
Site Address: , , , IL

Tax Payer Name:

Tax Payer Address : ''

Sale Amount: n/a

Sale Date:

Document #:

19 Tax ID:
15-24-213-024-8002



Owner Name:
Site Address: , , , IL

Tax Payer Name: US CELLULAR

Tax Payer Address : PO BOX 2629 , ADDISON, TX 75001

Sale Amount: n/a

Sale Date:

Document #:

20 Tax ID:
15-24-214-001-
0000

**Owner Name:**

MAYWOOD PROVISO STB TR#7745

Site Address:

1500 CIRCLE AV, , FOREST PARK, IL

Tax Payer Name:

C GROTH

Tax Payer Address :

1506 CIRCLE AV , FOREST PARK, IL 60130

Sale Amount:

n/a

Sale Date:**Document #:**

21 Tax ID:
15-24-214-002-
0000

**Owner Name:**MAYWOOD-PROVISO STB TR#7745 DTD
FEB/23/88**Site Address:**

1504 CIRCLE AV, , FOREST PARK, IL

Tax Payer Name:

G C GROTH

Tax Payer Address :

1506 CIRCLE AV , FOREST PARK, IL 60130

Sale Amount:

n/a

Sale Date:**Document #:**

22 Tax ID:
15-24-214-003-
0000

**Owner Name:**MAYWOOD-PROVISO STB TR#7745 DTD
FEB/23/88**Site Address:**

1506 CIRCLE AV, , FOREST PARK, IL 60130

Tax Payer Name:

OTTO GROTH

Tax Payer Address :

1506 CIRCLE AV , FOREST PARK, IL 60130

Sale Amount:

\$0

Sale Date:

07/06/1979

Document #:

T3102581

23 Tax ID:
15-24-214-004-
0000

Owner Name:CHICAGO TITLE LAND TRUST COMPANY , TRUST
NUMBER 80023808476**Site Address:**

1508 CIRCLE AV, , FOREST PARK, IL 60130



Tax Payer Name:

CTLTC 008002380476

Tax Payer Address :

1508 CIRCLE AVE , FOREST PARK, IL 60130

Sale Amount:

n/a

Sale Date:

04/27/2021

Document #:

2111719022

24 Tax ID:
15-24-214-005-0000



Owner Name:

KRAUSE, BARBARA D

Site Address:

1510 CIRCLE AV, , FOREST PARK, IL 60130

Tax Payer Name:

BARBARA D KRAUSE

Tax Payer Address :

1510 CIRCLE AVE , FOREST PARK, IL 60130

Sale Amount:

\$180,000

Sale Date:

02/18/2020

Document #:

2004946016

25 Tax ID:
15-24-214-006-0000



Owner Name:

DENHAM, BRUCE T , DENHAM, CATHERINE T ,
THE BRUCE T. DENHAM AND CATHERINE T.
DENHAM JOINT DECLARATION OF TRUST DATED
SEPTEMBER 17, 2020

Site Address:

1512 CIRCLE AV, , FOREST PARK, IL 60130

Tax Payer Name:

BRUCE T DENHAM & CATHE

Tax Payer Address :

1512 CIRCLE AVE , FOREST PARK, IL 60130

Sale Amount:

\$0

Sale Date:

08/31/1982

Document #:

T3272705

26 Tax ID:
15-24-214-007-0000



Owner Name:

MARTIN, GINA MICHELLE

Site Address:

1516 CIRCLE , , FOREST PARK, IL 60130

Tax Payer Name:

CHARLES WILSON

Tax Payer Address :

1516 CIRCLE , FOREST PARK, IL 60130

Sale Amount: \$239,000
Sale Date: 11/10/2005
Document #: 531448120

27 Tax ID:
15-24-214-008-
0000



Owner Name: SEGOVIA JR, MANUEL A
Site Address: 1518 SOUTH CI, , FOREST PARK, IL 60130
Tax Payer Name: MANUEL A SEGOVIA JR
Tax Payer Address : 1518 S CIRCLE , FOREST PARK, IL 60130
Sale Amount: \$230,000
Sale Date: 03/10/2010
Document #: 1006954054

28 Tax ID:
15-24-214-018-
0000



Owner Name: PRIDE, ERIC M , PRIDE, JUDY L
Site Address: 1501 MARENGO , , FOREST PARK, IL 60130
Tax Payer Name: ERIC & JUDY PRIDE
Tax Payer Address : 1501 MARENGO AV , FOREST PARK, IL 60130
Sale Amount: \$119,000
Sale Date: 05/26/1994
Document #: 94472374

29 Tax ID:
15-24-214-019-
0000



Owner Name: JACKSON, JEWEL , JACKSON, STACEY
Site Address: 1503 MARENGO AV, , FOREST PARK, IL 60130
Tax Payer Name: JEWEL JACKSON
Tax Payer Address : 1503 MARENGO AVE , FOREST PARK, IL 60130
Sale Amount: \$240,000
Sale Date: 09/30/2022
Document #: 2227310242

30 Tax ID:
15-24-214-020-
0000

Owner Name: RODRIGUEZ, ENRIQUE
Site Address: 1505 MARENGO AV, , FOREST PARK, IL 60130



Tax Payer Name:

ENRIQUE RODRIGUEZ

Tax Payer Address :

1505 MARENGO AVE , FOREST PARK, IL 60130

Sale Amount:

\$180,000

Sale Date:

07/02/2002

Document #:

20729907

31 Tax ID:
15-24-214-021-0000



Owner Name:

FOREST PARK NATINAL BANK AND... FOREST PARK NATINAL BANK AND TRUST CO (TR DTD 11/26/99 TR #9911164)

Site Address:

1507 MARENGO AV, , FOREST PARK, IL 60130

Tax Payer Name:

W GARBE

Tax Payer Address :

1507 MARENGO AV , FOREST PARK, IL 60130

Sale Amount:

n/a

Sale Date:

Document #:

32 Tax ID:
15-24-214-022-0000



Owner Name:

MILTNER, MONETTE , MILTNER, TERRENCE

Site Address:

1509 S MARENGO AV, , FOREST PARK, IL 60130

Tax Payer Name:

TERRENCE MILTNER

Tax Payer Address :

1509 MARENGO AVE , FOREST PARK, IL 60130

Sale Amount:

\$203,000

Sale Date:

08/04/2016

Document #:

1621717067

33 Tax ID:
15-24-214-023-0000



Owner Name:

GERMANY, TAMERA , GERMANY, TAMERA

Site Address:

1511 MARENGO AV, , FOREST PARK, IL 60130

Tax Payer Name:

ARCTURUS CAPITAL MGMT

Tax Payer Address :

PO BOX 6958 , RIVER FOREST, IL 60305

Sale Amount:

\$330,000

Sale Date: 06/11/2021
Document #: 2116208194

34 Tax ID:
15-24-214-024-
0000



Owner Name: FOREST PARK NB&TCO TR#021314 DTD
FEB/11/2002
Site Address: 1513 MARENGO AV, , FOREST PARK, IL 60130
Tax Payer Name: CTLTC FPB 21314
Tax Payer Address : 10 S LA SALLE ST#2750 , CHICAGO, IL 60603
Sale Amount: \$13,500
Sale Date: 08/10/1988
Document #: T3730498

35 Tax ID:
15-24-214-025-
0000



Owner Name: HALL, GLYNIS D , JOHNSON, LESLEY L
Site Address: 1515 MARENGO , , FOREST PARK, IL 60130
Tax Payer Name: JOHNSON & HALL
Tax Payer Address : 1515 MARENGO , FOREST PK, IL 60130
Sale Amount: \$242,500
Sale Date: 09/14/2009
Document #: 925747054

36 Tax ID:
15-24-214-026-
0000



Owner Name: KELTY, ANNE , SULLIVAN, TIMOTHY F
Site Address: 1517 MARENGO , , FOREST PARK, IL 60130
Tax Payer Name: RUBIO SALVADOR
Tax Payer Address : 1517 S MARENGO , FOREST PARK, IL 60130
Sale Amount: \$0
Sale Date: 02/06/1998
Document #: 98103598

37 Tax ID:
15-24-214-027-
0000

Owner Name: MENDOZA, DELIA , MILLAR, NATIVIDAD
Site Address: 1519 MARENGO AV, , FOREST PARK, IL 60130



Tax Payer Name: NATIVIDAD M MILLER
Tax Payer Address : 1519 MARENGO AV , FOREST PARK, IL 60130
Sale Amount: \$225,000
Sale Date: 09/04/2002
Document #: 20968680

38 Tax ID:
15-24-214-028-0000



Owner Name: MEYER, KATHLEEN
Site Address: 1521 MARENGO AV , , FOREST PARK, IL 60130
Tax Payer Name: KATHLEEN MEYER
Tax Payer Address : 1521 MARENGO AVE , FOREST PARK, IL 60130
Sale Amount: \$185,000
Sale Date: 10/05/2020
Document #: 2027939124

39 Tax ID:
15-24-214-029-0000



Owner Name: CLARK, NATALIE K , RAAD, JASON R
Site Address: 1523 MARENGO , , FOREST PARK, IL 60130
Tax Payer Name: NATALIE CLARK
Tax Payer Address : 1523 MARENGO AVE , FOREST PARK, IL 60130
Sale Amount: \$433,500
Sale Date: 04/09/2019
Document #: 1909949203

40 Tax ID:
15-24-214-030-0000



Owner Name: KATS, TRINA JANE
Site Address: 1525 MARENGO AV , , FOREST PARK, IL 60130
Tax Payer Name: TRINA JANE KATS
Tax Payer Address : 1525 MARENGO AVE , FOREST PARK, IL 60130
Sale Amount: \$265,000
Sale Date: 05/19/2022

Document #: 2213907062

41 Tax ID:
15-24-214-031-
0000



Owner Name:

THE ELEANOR CAINES DECLARATION OF TRUST
DATED JUNE 5, 2015 , CAINES, ELEANOR

Site Address:

1527 S MARENGO , , FOREST PARK, IL 60130

**Tax Payer
Name:**

MICHAEL J CAINES

**Tax Payer
Address :**

1527 S MARENGO , FOREST PARK, IL 60130

Sale Amount:

n/a

Sale Date:

Document #:

42 Tax ID:
15-24-214-032-
0000



Owner Name:

BAKER, DAVID ERIC , OTEY, DIANE

Site Address:

1529 MARENGO AV , , FOREST PARK, IL 60130

**Tax Payer
Name:**

DAVID ERIC BAKER

**Tax Payer
Address :**

1529 MARENGO AVE , FOREST PARK, IL 60130

Sale Amount:

\$440,000

Sale Date:

03/06/2019

Document #:

1906517007

43 Tax ID:
15-24-214-033-
0000



Owner Name:

WOODRING, KERI

Site Address:

1531 MARENGO AV , , FOREST PARK, IL 60130

**Tax Payer
Name:**

KERI WOODRING

**Tax Payer
Address :**

1531 MARENGO AVE , FOREST PARK, IL 60130

Sale Amount:

\$255,000

Sale Date:

07/02/2012

Document #:

1218404089

44 Tax ID:
15-24-214-034-
0000

Owner Name:

WILLIAMS SR, JAMES C

Site Address:

1537 S ELGIN , , FOREST PARK, IL

**Tax Payer
Name:**

JAMES C WILLIAMS



**Tax Payer
Address :**

1533 MARENGO AVE , FOREST PARK, IL 60130

Sale Amount:

\$193,000

Sale Date:

11/07/2019

Document #:

1931141008

45 Tax ID:
15-24-214-035-
0000



Owner Name:

WILLIAMS SR, JAMES C

Site Address:

...

**Tax Payer
Name:**

MARY ZIEBELL

**Tax Payer
Address :**

1533 MARENGO AV , FOREST PARK, IL 60130

Sale Amount:

\$193,000

Sale Date:

11/07/2019

Document #:

1931141008

46 Tax ID:
15-24-214-036-
0000



Owner Name:

SCHWANDERLIK, DANIEL , THE DANIEL
SCHWANDERLIK TRUST DATED NOVEMBER 17,
2006

Site Address:

7301 W 16TH ST, , FOREST PARK, IL 60130

**Tax Payer
Name:**

DANIEL SCHWANDERLIK

**Tax Payer
Address :**

7301 W 16TH AVE , FOREST PARK, IL 60130

Sale Amount:

\$40,000

Sale Date:

10/08/1976

Document #:

23666524

47 Tax ID:
15-24-214-037-
0000



Owner Name:

SCHWANDERLIK, DANIEL , THE DANIEL
SCHWANDERLIK TRUST DATED NOVEMBER 17,
2006

Site Address:

7301 W 16TH ST, , FOREST PARK, IL 60130

**Tax Payer
Name:**

DANIEL SCHWANDERLIK

**Tax Payer
Address :**

7301 W 16TH ST , FOREST PARK, IL 60130

Sale Amount:

\$40,000

Sale Date: 10/08/1976
Document #: 23666524

48 Tax ID:
15-24-214-038-
0000



Owner Name:
Site Address: , , ,
Tax Payer Name:
Tax Payer Address : , , 0
Sale Amount: n/a
Sale Date:
Document #:

49 Tax ID:
15-24-400-003-
0000



Owner Name:
Site Address: , , ,
Tax Payer Name:
Tax Payer Address : , , 0
Sale Amount: n/a
Sale Date:
Document #:

50 Tax ID:
15-24-401-004-
0000



Owner Name:
Site Address: , , ,
Tax Payer Name: COM ED
Tax Payer Address : 3 LINCONLN CTR 4TH , OAKBROOK TER, IL 60181
Sale Amount: n/a
Sale Date:
Document #:

51 Tax ID:
15-24-401-005-
0000

Owner Name:
Site Address: , , ,



Tax Payer Name:

Tax Payer Address :

Sale Amount:

n/a

Sale Date:

Document #:

''

52 Tax ID:
15-24-401-010-0000



Owner Name:

DELSON, ESTHER HARRISON , DELSON, JEROME KING

Site Address:

1800 S HARLEM AV, , NORTH RIVERSIDE, IL

Tax Payer Name:

Tax Payer Address :

Sale Amount:

\$0

Sale Date:

01/12/2007

Document #:

701231044

,,0

Illinois State Administration Code and Regulations - Security Reference

(410 ILCS 705/35-25)

Sec. 35-25. Infuser organization requirements; prohibitions.

(a) The operating documents of an infuser shall include procedures for the oversight of the infuser, an inventory monitoring system including a physical inventory recorded weekly, accurate recordkeeping, and a staffing plan.

(b) An infuser shall implement a security plan that includes, but is not limited to: facility access controls, perimeter intrusion detection systems, personnel identification systems, and a 24-hour surveillance system to monitor the interior and exterior of the infuser facility and that is accessible to authorized law enforcement, the Department of Public Health, and the Department of Agriculture in real time.

(c) All processing of cannabis by an infuser must take place in an enclosed, locked facility at the physical address provided to the Department of Agriculture during the licensing process. The infuser location shall only be accessed by the agents working for the infuser, the Department of Agriculture staff performing inspections, the Department of Public Health staff performing inspections, State and local law enforcement or other emergency personnel, contractors working on jobs unrelated to cannabis, such as installing or maintaining security devices or performing electrical wiring, transporting organization agents as provided in this Act, participants in the incubator program, individuals in a mentoring or educational program approved by the State, local safety or health inspectors, or other individuals as provided by rule. However, if an infuser shares a premises with a craft grower or dispensing organization, agents from these other licensees may access the infuser portion of the premises if that is the location of common bathrooms, lunchrooms, locker rooms, or other areas of the building where processing of cannabis is not performed. At no time may a craft grower or dispensing organization agent perform work at an infuser without being a registered agent of the infuser.

(g) Infusers are subject to random inspections by the Department of Agriculture, the Department of Public Health, the Illinois State Police, local law enforcement, or as provided by rule.

(h) An infuser agent shall notify local law enforcement, the Illinois State Police, and the Department of Agriculture within 24 hours of the discovery of any loss or theft. Notification shall be made by phone, in person, or by written or electronic communication.

TITLE 8: AGRICULTURE AND ANIMALS
CHAPTER I: ILLINOIS DEPARTMENT OF AGRICULTURE
SUBCHAPTER v: LICENSING AND REGULATIONS
PART 1300 CANNABIS REGULATION AND TAX ACT
SECTION 1300.485 SECURITY

Section 1300.485 Security

- a) An infuser shall be required to operate and maintain in good working order a 24 hour, 7 days a week, closed-circuit television (CCTV) surveillance system on the premises that complies with the following minimum standards:
 - 1) Visually records and monitors all building entrances and exits, all parking lot areas, and rear alley areas immediately adjacent to the building, and covers the entire inside of the facility, including all limited access areas and all areas where cannabis is produced, stored, shipped or destroyed, but does not include restrooms nor the executive office. Fixed cameras shall be installed to provide a consistent recorded image of these areas. The cultivation center shall instruct the company or individuals installing the surveillance cameras to maximize the quality of facial and body images and to avoid backlighting and physical obstructions;
 - 2) Cameras installed outdoors and in low-light interior areas shall be day/night cameras with a minimum resolution of 600 lines per inch (analog) or D1 (IP) and a minimum light factor requirement of 0.7 LUX. The installation of additional lighting may be required to increase picture clarity and brightness. Cameras shall be calibrated and focused to maximize the quality of the recorded image;
 - 3) The recording device shall be digital and meet the following minimum standards:
 - A) Displays a date and time stamp on all recorded video;
 - B) Can produce a digital video disc using an installed media recording drive. The video on the disc shall be viewable on any Windows PC. The disk shall include any required player software;
 - C) The ability to remain operational during a power outage for an unlimited amount of time;

- D) Allow for the exporting of still images in an industry standard image format, including .jpg, .bmp and .gif. Exported video shall have the ability to be archived in a proprietary format that ensures authentication of the video and guarantees that no alteration of the recorded image has taken place. Exported video shall also have the ability to be saved in an industry standard file format that can be played on a standard computer operating system. All recordings shall be erased or destroyed prior to disposal;
- 4) A display monitor with a minimum screen size of 12 inches shall be connected to the electronic recording security system at all times;
- 5) Electronic recording security systems are required to be maintained in good working order at all times. The owner of an infuser shall instruct each manager, employee or agent overseeing the functioning of the video recording security system to immediately report to the agent-in-charge any malfunctioning or technical problems with the system;
- 6) Security recordings shall meet the following minimum requirements:
 - A) The recorded image resolution shall be at least D1; and
 - B) The recorded image frame rate shall be at least 3 frames per second during alarm or motion-based recording;
- 7) Security recordings shall be retained by the infuser for a minimum of 90 days at the licensed premises and an additional 90 days off site (e.g., cloud storage). The recording system for the security cameras must be located in a locked, tamper-proof compartment;
- 8) Have available a video printer capable of immediately producing a clear still photo from any video camera image; and
- 9) Upon request, the recording or any photo shall be turned over to ISP or the Department.
- b) Access to surveillance areas shall be limited to persons who are essential to surveillance operations, law enforcement agencies, security system service personnel, the Department, and others when approved by the Department. A current list of authorized employees and service personnel that have access to the surveillance room must be available to the Department upon request. Surveillance rooms shall remain locked.
- c) The electronic security system shall be available 24 hours per day, 7 days per week, to the Department and law enforcement agencies via a secure web-based portal.

- d) No person, except infuser agents, local law enforcement, the Department or the Department's authorized representative, DPH inspectors, or other federal, State or local government officials when necessary to perform their governmental duties, shall be allowed on the premises of a infuser, except that:
- 1) Laboratory staff may enter an infuser for the sole purpose of identifying and collecting cannabis samples for purposes of conducting laboratory tests;
 - 2) Emergency personnel may enter an infuser when necessary to perform their duties;
 - 3) Upon written notice to the Department, an infuser may allow contractors to enter an infuser when they are working on a job unrelated to medical cannabis, such as installing or maintaining security devices or performing electrical wiring; and
 - 4) Upon prior written request, the Department or the Department's authorized representative may permit other persons to enter an infuser.
- e) All persons who are not infuser agents, but who are permitted on the premises of a infuser pursuant to subsection (b), shall obtain a visitor identification badge from infuser personnel prior to entering the infuser, and shall be escorted and monitored at all times by infuser personnel. The visitor identification badge shall be visibly displayed at all times while the visitor is in the infuser. All visitors, after presenting valid government issued identification with a picture, shall be logged in and out, and that log shall include the date, time and purpose of the visit and shall be maintained and made available to the Department, at any time, for a period of five years. All visitor identification badges shall be returned to the infuser personnel upon the visitor exiting the infuser.

1525 Circle Ave – Karuna Security Narrative

Summary: Pursuant to Illinois Administrative Code (Title 8, Chapter 1, Part 1300.485) and State regulations (410 ILCS 705/35-25), an Cannabis Infuser license holder must abide by multiple security requirements. These IL state mandated security protocols include; mandatory 24/7 CCTV security camera surveillance with 90 day video archive backup, employee and visitor background checks and Agent Registration, limited access areas, secure vault for holding cannabis products, outdoor lighting requirements, site inspections by local/state agencies. A copy of these regulations has been included as reference attached.

In addition to the mandated security requirements, Karuna will be installing a 24/7 alarm system on all doors/windows, commercial steel security doors on all entry/exit points, motion activated exterior lighting, perimeter property fencing, and panic/emergency buttons. The cameras, motion-detection, and access control will be monitored off-site by Alarm Illinois and intruders can be identified and given commands via a speaker system tied into the cameras. Lastly, Karuna will be donating two cameras to the Forest Park CCTV system which will be located at nearby intersection.

Overall, this facility is relatively small and will only be producing one manufactured product. Karuna will not be holding large quantities of raw materials or finished products on site. Any products that are kept on-site for the manufacturing process will be stored in a secure vault when not in use. No cash or other things of value will be stored within the facility. Since Karuna will be wholesaling its products to licensed retail stores, there will be no on-site sales to customers nor will there be any large cash transactions. Most of the wholesale payments will be done by check or electronic bank transfer. Any payment made in cash will immediately be deposited in the bank.

Container infrastructure: The Karuna temporary infusing facility will be comprised on two 40' standard shipping containers that have been modified for the intended use. These shipping containers are completely sealed and constructed of cor-ten steel. This type of steel is very strong and not easy to cut or penetrate. Two standard size man-doors have been welded into the container using .25" steel tubing and a commercial steel security door. This construction style, and cor-ten steel material, make the facility more secure than a conventional style building.

Camera System: Karuna will install a 24/7 CCTV security camera system that will cover both the interior and exterior spaces. This system will have recording capability up to 90 days. The system will be accessible remotely and monitored. All cameras will have IR (infrared) sensors in order to accurately record at night or low light level conditions. The camera system and recorded footage will be accessible to authorized law enforcement, the Department of Public Health, the Department of Agriculture, and local Forest Park authorities.

Alarm System: Karuna will install a 24/7 monitored alarm system. Sensors will be placed on all doors. Alarm system will be connected to local police department. In addition, panic/emergency button will be located in sensitive areas within the facility.

Perimeter Security: The property which Karuna's temporary lab structures will be located will have a perimeter fence. This fence has an electronic gate that will close after each authorized opening. Only Registered Agents, employees of the building, or emergency services will have ability to open the gate.

Site Lighting: Karuna will install a combination of flood and motion activated lights around the site. Any area under camera coverage will have a minimal lighting factor requirement of 0.7 LUX.

Transportation Security: All cannabis pick-ups and distribution will be performed by an Illinois licensed cannabis 3rd party transporter. These 3rd party transporters have security and tracking requirements that are dictated by the state. In addition, all pick-ups from the 3rd party transport companies will occur within the locked fence area of the property and out of site from the public way.

Employee and Visitor Security: All employees of Karuna will be required by the state to obtain Agent Registration cards before starting work (410 ILCS 705/35-30). In order to obtain an Agent Registration card, employees must go through a full background check. Per IL Administrative Code, any visitors to the infuser facility must have their IDs checked, submitted in visitor logs, wear visitor badges at all time, visitors must be escorted by a Karuna Registered Agent while on site, and visitors are restricted from entering limited access areas. The Karuna facility is not open to the public, and the public will not be allowed on site.

Other additional security measures: Karuna will donate two cameras to the Forest Park CCTV system. These cameras will be located at nearby intersection, and will provide a greater degree of monitoring and safety to area.

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
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- 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: 1525 Circle Ave

PIN(s): _____

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

Current Land Use: Light Industrial

Current Property Size: 1,000 sq ft

Building size: _____

Parking stalls (total): 11

Proposed Development Information

Proposed Development Name: Karuna Ventures IL LLC Infuser

Proposed Special Use: Cannabis Infuser

Proposed Building Size: 825 sq ft Square Feet _____ Acres

Number of building units: 2

Parking stalls (total): 3

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.)

The proposed business (Karuna Ventures IL LLC) is for a licensed Illinois cannabis infuser operation, which is regulated by the Dept. of Agriculture. The infusion of cannabis involves the wholesale manufacturing of pre-extracted oil into finished products. The proposed use is for a temporary arrangement utilizing a secure 1,000 sq ft area of the parking lot of existing business. The applicant will utilize secure mobile manufacturing containers until the business scales and/or receives results of their craft grower application and is ready to occupy a permanent space.

Village of Forest Park Conditional Use Permit Application

Applicant has an agreement in-place with the property owner to locate at 1525 Circle Ave pending approval of this application. Applicant will be producing a manufactured drink additive for wholesale distribution to licensed retail establishments. All incoming and outgoing transport will be contracted to a third-party licensed transport company. This is not a retail business and access to the public will not be permitted. The impact on the surrounding businesses and community will be very minimal. The infusion of cannabis produces little to no odor as there is no plant material on-site. The applicant has received an infuser license from the State of Illinois Department of Agriculture. The applicant is required to comply with the regulations set forth in the Illinois Cannabis Regulation and Tax Act 410 ILCS 705. The business is led by experienced industry operators who have successfully launched and scaled similar businesses in numerous other states. The proposed land use is light industrial, the same as the existing property zoning and that of the adjacent properties. The hours of operation for the proposed business are 9-5 Monday – Friday. The number of parking spaces is 11 in total, 3 of which are dedicated to employees of proposed business. Security plan includes comprehensive camera, alarm, and access control systems as well as off-site video surveillance monitoring and applicant is contributing to the Forest Park CCTV system at nearby intersection. Applicant has completed the required 250-foot radius address search and provided the ZBA with this information for notification purposes. Applicant has submitted all required materials and fees with this application.

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

APPLICATION COVER SHEET continued

Character of surrounding area:

	Zoning	Jurisdiction	Existing Land Use
North	I-1	Village of FP	General Industrial
South	I-1	Village of FP	General Industrial
East	R-3	Village of FP	High Density Residential
West	R-1	Jewish Cemetary	Low Density Residential

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

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

CONTACT INFORMATION

Applicant Information:

Name: Michael Hart Cardozo VI
Company: Karuna Ventures IL LLC
Address: C/o Ryan M. Holz (Partner), Greenspoon Marder, 227 W. Monroe St, Suite 3950
City, State, Zip Code: Chicago, Illinois, 60606
Phone: 301-512-0725 (Mike Cardozo Cell) Fax: _____
Email Address: Mike@KarunaVentures.com
Applicant Relationship to Property (*i.e. Owner, Surveyor, Architect, Attorney*): Pending Lessee

Owner Information (if different from applicant):

Name: Nello Ferrara
Company: Ferrara Pan Properties LLC
Address: 1525 Circle Ave
City, State, Zip Code: Forest Park, IL, 60130
Phone: 708-805-6832 Fax: _____
Email Address: nello@ferrarapanent.com

Project Staff:

Attorney Name: Ryan M. Holz, Partner
Company: Greenspoon Marder
Address: 227 W. Monroe St Suite 3950
City, State, Zip Code: Chicago, IL, 60606
Phone: 847-463-0663 Fax: _____
Email Address: ryan.holz@gmlaw.com

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

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

CONTACT INFORMATION continued

Developer Name: _____

Company: _____

Address: _____

City, State, Zip Code: _____

Phone: _____ Fax: _____

Email Address: _____

Engineer Name: _____

Company: _____

Address: _____

City, State, Zip Code: _____

Phone: _____ Fax: _____

Email Address: _____

Landscape Architect Name: _____

Company: _____

Address: _____

City, State, Zip Code: _____

Phone: _____ Fax: _____

Email Address: _____

**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, Michael H. Cardozo, hereby certify that on 14th Day of June, 2023, 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: 1525 Circle Ave, Forest Park IL, 60130

Project name: Karuna Ventures IL LLC Infuser

Petitioner' Name: Michael Hart Cardozo VI
301-5123-0725
Mike@karunaventures.com

Signature: Michael H. Cardozo VI 6/14/2023



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 condition 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 use is a highly-regulated, industrial use that will not create a negative impact on the community or surrounding property values. The business will not be open to the public and will be operated with discretion and in compliance with all State of Illinois regulations. The proposed use is compatible with surrounding existing uses for the following reasons: the proposed use is permitted by-right in I-2 and complies with existing I-1 land use criteria.

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 location is a temporary arrangement designed to reduce impact on surrounding businesses and community while allowing the business to scale in an appropriate pace with the new Illinois adult-use market. The property location is surrounded by similar industrial and commercial uses that will not be disturbed by the operations. No development restrictions will be caused in the surrounding area as the proposed location is to be temporarily located within the secure parking lot of existing business. The business utilizes pre-fabricated mobile manufacturing units that do not require any on-site construction. Traffic impact will be minimized by the following: no access to the public, minimal incoming and outgoing deliveries. Security will be maintained by use of electronic access control, secure perimeter and security cameras. The cameras, motion-detection, and access control will be monitored off-site by Alarm Illinois and intruders can be identified through motion detection and given commands via a speaker system tied into the cameras. Odor is extremely minimal due to the fact that no plant material will be on-site. All plant material is extracted into wholesale oil prior to arriving at the infuser location. The operation does not create any loud noises, odors, smoke, excessive light, or otherwise negative impacts on nearby properties. Each mobile container is sealed off as its own secure structure. There are no windows which seal off any activities from public view. No signage or advertising will be utilized as the operation is not public-facing and benefits from discretion and prioritizes

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

security.

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 use will only utilize electrical utilities which are being provided by the property owner and from the existing building. No plumbing or drainage will be necessary for our production processes and our employees will utilize the restroom facilities inside the existing building. Property owner is providing 3 parking spaces for employees and access control is being planned into perimeter security. Applicant is contributing to Forest Park CCTV system at nearby intersection for additional community security.

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 use will have little to no impact on local traffic congestion on public streets due to the low number of employees and low volume of incoming and outgoing delivery traffic. Incoming and outgoing secure deliveries will be regulated by the State Dept of Agriculture and will average 1-2 times per week. All transportation of cannabis products will be done by a licensed 3rd party company/provider.

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 area for the proposed use was selected for its minimal impact on surrounding community and for the surrounding industrial land use. The area surrounding the property is already zoned for similar industrial uses and residential properties are limited in the surrounding area. Most of the adjacent properties are either commercial or cemeteries. Applicant has conducted the required 250-foot radius address search and provided Forest Park Zoning with the list of addresses for notification requirements.

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.)*

Village of Forest Park Conditional Use Permit Application

The location for the proposed use was selected for its minimal impact on surrounding community and for its surrounding industrial land use. The area surrounding the property is already zoned for industrial uses and residential properties are limited in the surrounding area. Most of the adjacent properties are either commercial or cemeteries. Applicant has conducted the required 250-foot radius address search and provided Forest Park Zoning officials with the list of addresses for notification requirements.

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

This is an industrial area, from the outside the business will look similar to surrounding land uses and meets regulations of I-1 zoning. The proposed use is a highly regulated, industrial use that will not create a negative impact on the community or surrounding property values. No signage or advertising will be utilized. The business will not be open to the public and will be operated with discretion in compliance with all State of Illinois regulations. See attached security plans. The proposed use is compatible with surrounding existing uses for the following reasons: the proposed use is permitted by-right in I-2 and complies with existing I-1 land use criteria. Please refer to attached site plans and security plans.

The cannabis industry is highly regulated and applicant has taken numerous measures outlined within and attached to this application to reduce or eliminate any impact on neighboring property or public facilities. The security and operations plans outlined within this application demonstrate that the use is appropriate for the I-1 zone.

Village of Forest Park Conditional Use Permit Application

Additional Required Materials:

- Completed and signed application forms, including the Petitioner's Affidavit and Owner's Affidavit
- Required Fee – **submitted. Owner affidavit on-file with Village of Forest Park.**
- 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
 - I-1
- Detailed description of proposed conditional use and project impact statement describing the reasons for the proposed Conditional Use
 - See written statements in "additional materials" at end of application
- Site plan showing proposed improvements
 - See attached files
- Architectural plans and elevations showing proposed improvements
 - See attached files
- Any supporting materials such as photographs or petitions that support the zoning request
 - See attached files
- Explanation of how the conditional use standards have been met (standards are listed on pages 9 and 10)
 - See additional materials at end of application

Detailed Description of Proposed Use:

The proposed business (Karuna Ventures IL LLC) is a licensed Illinois cannabis infuser operation, which is regulated by the Illinois Dept. of Agriculture. The infusion of cannabis involves the wholesale manufacturing of pre-extracted oil into finished products. The proposed use is for a temporary arrangement utilizing a secure 1,000 sq ft area of the parking lot of existing business. The temporary nature of the arrangement is because the applicant is still awaiting results of their craft grower application which will have an impact on the scope of their operations and to allow them to scale to market at an appropriate speed. The applicant will utilize secure mobile manufacturing containers until the business until they are ready to occupy a permanent space. Applicant has an agreement in-place with the property owner to locate at 1525 Circle Ave pending approval of this application. Property is owned outright. Applicant will be producing a manufactured drink additive for wholesale distribution to licensed retail establishments within the State of Illinois. Plant material must be extracted into oil form before arriving at the infuser facility, eliminating any odor or smoke concerns. All incoming and outgoing transport will be contracted to a third-party licensed transport company, per regulations. This is not a retail business and

Village of Forest Park Conditional Use Permit Application

access to the public will not be permitted. The applicant is required to comply with all State regulations in the Illinois Cannabis Regulation and Tax Act 410 ILCS 705. The State has indicated by issuing the applicant an infuser license that their business plan complies with the State regulations. The use is permitted by-right in I-2. The business is led by experienced industry operators who have successfully launched and scaled similar businesses in numerous other states. The proposed land use is light industrial, the same as the existing property zoning and that of the adjacent properties. The hours of operation for the proposed business are 9-5 Monday – Friday. The number of parking spaces is 8 in total, 3 of which are dedicated to employees of proposed business. Security plan includes comprehensive camera, alarm, and access control systems as well as off-site video surveillance monitoring and applicant is contributing to the Forest Park CCTV system at the nearby intersection. Applicant has completed the required 250-foot radius address search and provided the ZBA with this information for notification purposes. Applicant has submitted all required materials and fees with this application.

Project Impact Statement:

The applicant has received an infuser license from the State of Illinois Department of Agriculture. Proof of licensure available upon request. The applicant is required to comply with the regulations set forth in the Illinois Cannabis Regulation and Tax Act 410 ILCS 705. Any impact on the surrounding businesses and community will be extremely minimal. This wholesale facility is not open to the public and has extensive security protocols, surveillance camera systems with off-site monitoring, a Forest Park CCTV camera nearby, a secure perimeter and access control systems. All incoming and outgoing transport will be contracted to a third-party licensed transport company. The infusion of cannabis produces little to no odor as there is no plant material on-site. Only wholesale extracted oil will be onsite which does not produce odor the way that organic plant material does.

The business is led by experienced industry operators who have successfully launched and scaled similar businesses in numerous other states. The proposed land use is light industrial, the same zoning as the existing property and that of the adjacent properties. The use is permitted by-right in I-2. The hours of operation for the proposed business are 9-5 Monday – Friday. The number of parking spaces is 11 in total, 3 of which are dedicated to employees of proposed business. Applicant has completed the required 250-foot radius address search and has provided the ZBA with this information for notification purposes. Applicant has been engaging with the Forest Park business community and public for several years to

Village of Forest Park Conditional Use Permit Application

ensure a positive impact on the community. Applicant is committed to continuing a strong relationship with the community and availing themselves to any questions or concerns from the public.

Explanation of how the conditional use standards have been met (standards are listed on pages 9 and 10:

Applicant has met the conditional use standards of category 2, as defined on pages 9-10 of the Village Code, Title 0, Chapter 10, Section 7: "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 publicly operated or traditionally affected with a public interest.**

The cannabis industry is highly regulated and applicant has taken numerous measures outlined within this application to reduce or eliminate any impact on neighboring property or public facilities. The security and operations plans outlined within this application demonstrate that the use is appropriate for the I-1 zone.

Village of Forest Park Memorandum

TO: Planning and Zoning Commission

FROM: Steve Glinke, Director

SUBJECT: **PC 2023-05** Amending Section 9-1-5 "Definitions" to add "Performance Venue" and amending Section 9-4C-2 to add "Performance Venue" as a conditional use in the Downtown Business District (DBD).

Petitioner: Village of Forest Park

DATE OF REPORT: 10 July 2023
DATE OF PZC MEETING: 17 July 2023

1. Request approval of a text amendment to Section 9-1-5 "Definitions" to add "Performance Venue." The proposed definition is as follows:

Any establishment that, as its primary use, offers live performance to the public. The performance may be for a fee or at no cost to the public. Performance venues do not include sexually-oriented businesses defined elsewhere in the Zoning Ordinance. It may include live performances such as plays, dance performance, concerts, comedy, or musical drama.

9-1-5: DEFINITIONS:

For the purpose of this title certain terms and words are hereby defined. Words used in the present tense shall include the future; words used in the singular number shall include the plural number; words used in the plural number shall include the singular; the word "building" shall include the word "structure", the word "lot" shall include the word "plot", and the word "shall" is mandatory and not directory.

ACCESSORY BUILDING OR USE: A building or a portion of the main building or use, located on the same lot on which the main building or use is located, which is reasonably necessary and incidental and subordinate to the conduct of the primary use of the main building or the main use of the premises, when permitted by district regulations.

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.

ALLEY: A public or private thoroughfare not less than sixteen feet (16') wide and not more than thirty three feet (33') wide that affords only a secondary means of access to property abutting thereon.

ANIMAL BOARDING: A nonresidential facility offering care for four (4) or more domestic pet animals for more than twelve (12) hours per day.

ANIMAL DAYCARE: A nonresidential facility offering care for four (4) or more domestic pet animals for up to fourteen (14) hours per day between the hours of six thirty o'clock (6:30) A.M. and eight thirty o'clock (8:30) P.M.

ANIMAL GROOMING: Services provided to domestic pet animals including, but not limited to, clipping, bathing and related services, and excluding veterinary services.

ANTIQUE STORE: A business whose primary purpose is the sale of objects having special value because of their age, especially a domestic item or piece of furniture or handicraft esteemed for its artistry, beauty, or period of origin.

APARTMENT: A room or suite of rooms in a multiple- or two-family dwelling, or where living units are permitted above nonresidential uses, a room or suite of rooms arranged, designed, used or intended to be used as a single housekeeping unit.

APARTMENT HOUSE: See definition of Dwelling, Multiple.

ART GALLERY: An establishment where fine art is displayed for sale to the public.

ARTIST STUDIO: A place where fine art is created and occasionally displayed, and affords the artists a live-work opportunity. Fine art is art concerned with the creation of aesthetically appealing objects such as painting and sculpture, but not including performing arts.

AUTOMOBILE ORIENTED USES OR FACILITIES: See definition provided in subsection [9-4C-4-6D](#) of this title.

AUTOMOTIVE HOUSE TRAILER: Any structure used for living, sleeping, business or storage purposes, having no foundation other than wheels, blocks, skids, jacks, horses or

skirtings and which is, has been or reasonably can be, equipped with wheels or other devices for transporting the structure from place to place.

AUTOMOTIVE SERVICE STATION: Any building or premises used for the dispensing, sale or offering for sale directly to the public at retail of automotive fuels or oils. When the dispensing, sale or offering for sale is incidental to the conduct of a public garage, the premises are classified as a public garage.

BASEMENT: A story partly underground and having half or not more than half of its clear floor to ceiling height below the average grade of the adjoining ground, which shall not be included as a story for height purposes unless subdivided into rooms and used for tenant purposes.

BILLBOARD: A single or double faced freestanding sign as regulated in chapter 5, article D of this title.

BLOCK: Property having frontage on one side of a street and lying between the two (2) nearest intersecting or intercepting streets, or nearest intersecting or intercepting street and railroad right of way, waterway or other barrier.

BOARDING HOUSE: A building other than a hotel or restaurant where, for compensation, meals, or lodging and meals, are regularly provided by prearrangement for three (3) or more persons and not open to transient guests.

BREW PUB RESTAURANT: A commercial establishment that brews its own beer primarily for consumption on the premises and that is combined with an on site kitchen and restaurant facility.

BUILDABLE AREA: The space remaining on a lot after the minimum open space requirements of this title have been complied with.

BUILDING: Any structure with substantial walls and a roof, securely affixed to the land and entirely separated on all sides from any other structure by space or by walls in which there are no doors, windows or other openings, designed or intended for the support, enclosure or shelter of persons, animals or chattels.

BUILDING AREA: The maximum horizontal projected area of the principal and accessory building, excluding open steps or terraces, unenclosed porches not exceeding one story in height, or architectural appurtenances projecting not more than two feet (2').

BUILDING HEIGHT: The vertical distance measured from the sidewalk level or its equivalent established grade opposite the middle of the front of the building to the highest point of the roof for flat roofs; to the mean height level between eaves and ridge for gambrel, gable, and hip roofs; to the deck line for mansard roofs. Where a building is located upon a natural terrace or slope the height may be measured from the average ground level at the building wall.

BUSINESS: The engaging in the purchase, sale, barter or exchange of goods, wares, merchandise or services, the maintenance or operation of offices or recreational and amusement enterprises for profit.

BUSINESS SERVICE USE: The rendering of service of a business nature in conjunction with which no commodity is sold or stock in trade is kept on the premises.

CARPORT: A structure attached to or made a part of the main building, and which is open to the weather on at least two (2) sides, intended for the shelter of not more than three (3) motor driven passenger vehicles.

CATERING: An establishment whose primary purpose is food preparation on the premises for sale, delivery and consumption off site.

COLLECTIBLES STORE: A business whose primary purpose is the sale of objects of popular culture that have become rare and unusual enough to be a collectors' item.

COMMERCIAL: See definition of Business.

CURB LEVEL: The level of the established curb in front of the building measured at the center of such front. Where a building faces on more than one street, the curb level shall be the average of the levels of the curbs at the center of the front of each street. Where no curb

elevation has been established, the mean level of the land, immediately adjacent to the building, shall be considered the curb level.

DISTRICT: A section or sections of the village for which the regulations governing the use and construction of buildings and the use of premises, the size of yards and the intensity of use are uniform.

DWELLING: Any building, but not an automotive house trailer, which is designed and used exclusively for residential purposes, not including hotels and boarding houses.

DWELLING, MULTIPLE: A building or portion thereof designed for or occupied exclusively by more than two (2) families living independently of each other.

DWELLING, ROW: A row of two (2) to eight (8) one-family, party wall dwellings not more than two (2) rooms deep located on one zoning lot.

DWELLING, SINGLE-FAMILY: A detached building designed for or used exclusively by one family.

DWELLING, TWO-FAMILY: A detached building designed for or used exclusively by two (2) families.

FAMILY: Any number of individuals related by blood, marriage or adoption, living together as a single housekeeping unit, excluding boarding houses, fraternities, sororities, residential clubs and homes of an institutional character. A family shall include servants.

FINANCIAL INSTITUTION: An institution licensed by the federal reserve bank, the federal deposit insurance corporation, or the office of comptroller of currency that regularly takes and maintains deposits from and provides a variety of credit and lending services to corporate, business and individual customers.

FLOOR AREA, USABLE: Any floor area measured from the outside of the exterior walls of a residential building exclusive of areas in cellars, basements, unfinished attics, garages, open porches, accessory buildings and rooms on ground floor designed primarily for location of heating or utilities equipment.

GARAGE, PRIVATE: An accessory building used only for the storage of not more than three (3) self-propelled vehicles, including the storage of not more than one commercial vehicle having not more than one-half ($\frac{1}{2}$) ton capacity which is the property of an occupant of the lot on which the garage is located.

GARAGE, PUBLIC: Any building or premises except those used as private garages used for equipping, repairing, hiring, selling or storing motor driven vehicles, or parts therefor, but not including trucks, tractors, truck trailers and commercial vehicles exceeding two (2) ton capacity.

GARAGE, TRUCK AND EQUIPMENT: A building which is used or intended to be used for the storage, repair or servicing of motor trucks, truck trailers, tractors and commercial vehicles and self-propelled heavy equipment and cranes, both crawler and wheeled type, exceeding two (2) ton capacity.

GOVERNMENT OFFICE: An office owned, leased or operated by a unit of local, county, state or federal government where government officials perform official duties.

GOVERNMENT OFFICIALS: People elected to administer a unit of local, county, state or federal government.

GROUP DAYCARE HOME: An occupation or a profession conducted for monetary gain which:

- A. Is carried on within a dwelling unit; and
- B. Holds a current valid license from the Illinois department of children and family services for a group daycare home; and
- C. Is carried on by at least one member of the family residing in the dwelling unit; and
- D. Is clearly incidental and secondary to the use of the dwelling unit for residential purposes; and
- E. Conforms to the following additional conditions:

1. A maximum of two (2) employees not residing in the unit may be employed in the operation of a group daycare home provided the site meets current parking requirements, and a separate, on site, paved parking space in compliance with chapter 8 of this title is available or may be added for each employee involved in the business.

2. There shall be no exterior display or signage, no exterior storage of materials and no other exterior indication of the group daycare home or variation from the residential character of the principal building.

3. Outdoor play areas must be fenced by a six foot (6') tall board on board fence.

4. Vehicles used in connection with the group daycare home, if any, shall not contain any advertising and must be parked in an enclosed structure when not in use.

5. No offensive noise, vibration, smoke, dust, odors, radiations, heat or glare shall be produced.

6. The activity shall be limited to the hours between seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

HOME OCCUPATION: An occupation or a profession conducted for monetary gain which:

A. Is customarily carried on within a dwelling unit; and

B. Is carried on by a member or members of the family residing in the dwelling unit; and

C. Is clearly incidental and secondary to the use of the dwelling unit for residential purposes; and

D. Conforms to the following additional conditions:

1. The occupation or profession shall be carried on wholly within the principal building.

2. No one outside of the family resident on the premises shall be employed in a home occupation.

3. There shall be no exterior display, no exterior storage of materials and no other exterior indication of the home occupation or variation from the residential character of the principal building.

4. No offensive noise, vibration, smoke, dust, odors, radiations, heat or glare shall be produced.

5. The activity shall be limited to the hours between seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

A home occupation shall not include, among others, the following: barbershops and beauty parlors, commercial stables, veterinary hospitals, poultry farms and kennels, real estate offices and restaurants.

HOTEL: A building in which lodging, or lodging and board, are provided and offered to the public for compensation and which is customarily open to transient guests.

INCUBATOR KITCHEN: An establishment that rents or otherwise makes available commercial-grade kitchen space for the exclusive or primary purpose of food preparation including temporary extra production capacity, menu planning, training, taste testing, product development, food packaging, food storage or any other food-related purpose.

INSTITUTION: A building occupied by a nonprofit corporation or nonprofit establishment for public use.

JUNKYARD: Open area where waste scrap iron, paper, rags or similar materials are bought, sold, exchanged, stored, baled, packed, disassembled, excluding similar uses taking place entirely within a completely enclosed building.

KENNEL: Any lot or premises on which four (4) or more dogs or cats, at least four (4) months of age, are kept.

LIQUOR STORE, PACKAGE: A liquor licensee business establishment authorized with a Class B1 license classification as described in subsection [3-3-51](#) of this Code.

LOADING AND UNLOADING SPACE, OFF STREET: An open, hard surfaced area of land other than a street or public way, the principal use of which is for the standing, loading and

unloading of motor trucks, tractors and trailers, to avoid undue interference with the public use of streets and alleys.

LODGE OR CLUB: An association of persons for some common purpose, but not including a group organized primarily or which is actually engaged to render a service which is customarily carried on as a business.

LOT: A parcel of land occupied or suitable for occupancy by a use permitted by this title, including one main building or use, with accessory building, the open spaces and parking spaces required by this title, and having not less than the minimum area required by this title for a lot in the district in which it is located, and having its principal frontage upon a street or upon an officially approved place.

LOT, CORNER: A parcel of land situated at the intersection of two (2) or more streets. Any lot adjoining a curved street at a point where the street line describes an arc subtended by an angle of one hundred thirty five degrees (135°) or less shall also be considered a corner lot.

LOT DEPTH: The horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

LOT, FRONTAGE: The front of a lot shall be that boundary of a lot along a public street; for a corner lot the owner may elect either street line as the front lot line.

LOT, GROUND LEVEL:

A. For buildings having walls adjoining one street only, the elevation of the ground at the center of the wall adjoining the street.

B. For buildings having walls adjoining more than one street, the average of the elevation of the ground at the center of all walls adjoining the streets.

C. For buildings having no wall adjoining the street, the average level of the ground adjacent to the exterior walls of the buildings. Any wall approximately parallel to and not more than five feet (5') from street is to be considered as adjoining the street.

LOT, INTERIOR: A lot other than a corner lot.

LOT LINE, FRONT: In the case of an interior lot, a line separating the lot from the street or place; and in the case of a corner lot a line separating the narrowest street frontage of the lot from the street, except in cases where deed restrictions in effect specify another line as the front lot line.

LOT LINE, REAR: A lot line which is opposite and most distant from the front lot line and, in the case of an irregular or triangular shaped lot, a line ten feet (10') in length within a lot, parallel to and at the maximum distance from the front lot line.

LOT LINE, SIDE: Any lot boundary line not a front lot line or a rear lot line.

LOT OF RECORD: A lot which is a part of a subdivision, the map of which has been recorded in the Office of the Recorder of Deeds or a parcel of land, the deed to which was recorded prior to March 24, 1958.

LOT, THROUGH AND/OR DOUBLE FRONTAGE: A lot having frontage on two (2) parallel or approximately parallel streets, and which is not a corner lot.

LOT WIDTH: The horizontal distance between the side lot lines measured at right angles to the lot depth at the front setback line.

MAINTENANCE: The replacing of a part or parts of a building, which have been made unusable by ordinary wear or tear, or by the weather.

MEDICAL CANNABIS CULTIVATION CENTER: A facility operated by a registered and licensed organization that is regulated by the Illinois Department of Agriculture to grow and produce cannabis to dispense to registered medical cannabis dispensing organizations pursuant to the Compassionate Use of Medical Cannabis Pilot Program Act, enacted by the State of Illinois effective January 1, 2014, as may be amended.

MEDICAL CANNABIS DISPENSARY: A business operated by a registered and licensed dispensing organization that is regulated by the Illinois Department of Financial and Professional Regulations to acquire cannabis and related products for medical purposes from a

registered Illinois medical cannabis cultivation center and sell retail to qualifying patients and caregivers pursuant to the Compassionate Use of Medical Cannabis Pilot Program Act, enacted by the State of Illinois effective January 1, 2014, as may be amended.

MIXED USE: A building, structure or premises occupied or used by two (2) or more principal types of use, any of which is permitted in a district independent of other uses.

MOBILE HOME COURT: Any area or tract of land used or designed to accommodate one or more mobile homes for nontransient use meeting the standards established by the Illinois State Department of Public Health for such park or court.

MOBILE VENDOR: A business establishment that is mounted on wheels or is otherwise designed to be moved from place to place to conduct business.

MOTEL: A building or group of buildings, in which lodging is provided and offered to the public for compensation, and catering primarily to the public traveling by motor vehicle.

NONCONFORMING USE: Any use of land or building which does not conform after passage of this title or amendment thereto with the regulations of this title, other than height and yard requirements for the district in which it is located.

PARKING AREA, PRIVATE: An open, hard surfaced area of land, other than a street or public way, designed, arranged and made available for the storage of private passenger automobiles only, of occupants of the building or buildings for which the parking area is developed and is accessory.

PARKING AREA, PUBLIC: An open, hard surfaced area, other than a street or public way, intended to be used for the storage of passenger automobiles and commercial vehicles and available to the public, whether for compensation, free or an accommodation to clients or customers.

PARKING LOT: A parcel of land devoted to unenclosed parking space for five (5) or more motor vehicles for compensation or otherwise.

PARKING SPACE, AUTOMOBILE: The area required for parking one automobile, as provided in chapter 8 of this title.

PERFORMANCE VENUE: Any establishment that, as its primary use, offers live performance to the public. The performance may be for a fee or at no cost to the public. Performance venues do not include sexually-oriented businesses defined elsewhere in the zoning ordinance. It may include live performances such as plays, dance performance, concerts, comedy, or musical drama.

PERSONAL GROOMING SERVICES: An establishment licensed by the State of Illinois that utilizes one or more individuals that are licensed by the State of Illinois to provide services necessary for personal grooming, including beauticians that provide any cosmetic treatment, including, but not limited to, services to the hair, hands, legs, feet and face; spas that administer any personal care treatment such as facials, and barbershops.

PERSONAL SERVICE SHOP: A facility for the sale of personal services, but specifically excluding "personal grooming services" as defined herein. Typical personal service shop uses include shoe repair, tailor, a photography studio, a laundry or cleaning pick up and receiving station, a custom printing or duplicating shop, and exercise and weight loss facilities.

POSTAL, MAILING AND PROFESSIONAL SERVICES: A business establishment whose principal business includes the provision of overnight or express delivery of letters and packages, as well as photocopying, binding, shredding, and printing services not utilizing on site commercial printing presses.

PROFESSIONAL USE: The rendering of service of a professional nature by:

A. Architects, engineers and surveyors who are licensed by the State of Illinois Department of Professional Regulation.

B. Doctors, osteopaths and dentists who are licensed by the State of Illinois Department of Professional Regulation.

C. Lawyers who are admitted to practice before the courts of the State of Illinois.

D. Certified public accountants who are licensed by the State of Illinois.

E. Consultants and practitioners who are engaged in recognized professional work, or who are recognized by appropriate licensed professions.

RETAIL STORE, DOWNTOWN BUSINESS DISTRICT (DBD): A building or structure not greater than thirty thousand (30,000) square feet gross floor area primarily engaged in the retail sales of merchandise not specifically listed under another use classification, excluding package liquor stores and tobacco stores. This classification includes department, clothing, furniture, and appliance stores, and businesses retailing goods such as the following: toys, hobby materials, handcrafted items, jewelry, cameras, electronic equipment, audio and video sales and rentals, sporting goods, kitchen utensils, hardware, antiques, art supplies and services, paint and wallpaper, bookstore not otherwise regulated under adult use restrictions, grocery, delicatessen, office supplies, and bicycles.

ROOMING HOUSE: A building where lodging is provided by prearrangement for definite periods for three (3) or more persons and not open to transient guests.

SANATORIUM: A private hospital, whether or not such facility is operated for profit.

SECONDHAND STORE: Any premises used for the sale or handling of used goods. Secondhand store includes establishments for the sale or trade of used clothing, furniture and appliances. Secondhand store does not include establishments selling used jewelry, collectibles, old coins, stamps, or antiques.

SHARED OFFICE SPACE: A coworking office space for use by persons who are self-employed or working for different employers. Use of shared office space can be by a service provided through drop in/occasional use or membership.

STORY: That portion of a building included between the surface of any floor and the surface of the floor next above it or, if there be no floor above it, then the space between such floor and the ceiling next above it, provided that a story shall not be counted if fifty percent (50%) or more of such story is to be occupied for parking of automobiles.

STORY, HALF: Space within or under a sloping roof, the floor area of which does not exceed two-thirds ($\frac{2}{3}$) of the floor area of the story immediately below it and which does not contain an independent apartment.

STREET: A public thoroughfare thirty three feet (33') or more in width between property lines, which affords principal means of vehicular access to abutting property.

STRUCTURAL ALTERATION: Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders or any substantial change in the exterior walls or the roof, excepting such alteration as may be required for the safety of the building.

STRUCTURE: Anything created or constructed, the use of which requires permanent location on the ground or attached to something having a permanent location on the ground, including, but without limiting the generality of the foregoing, advertising signs, billboards, poster panels and supports and frames thereof.

TOURIST HOME: A dwelling in which overnight accommodations for not more than ten (10) transient guests is offered for compensation.

TUTORIAL CENTERS: A business owned and operated privately for profit that employs individuals to provide supplemental traditional academic educational services for clients in the kindergarten through high school grade levels.

USED CAR LOT: A zoning lot on which used cars or trucks are displayed for sale or trade.

VISION CLEARANCE ON CORNER LOTS: A triangular space at the street corner of a corner lot, free from any kind of obstruction to vision between the height of two and one-half feet

(2¹/₂') and ten feet (10') above established grade, determined by a diagonal line connecting two (2) points measured equidistant from the corner along each property line.

WINE BAR: A liquor licensee business establishment authorized with a class A1 license classification as described in section [3-3-5](#) of this code that serves only wine by the glass, with or without food service.

WINE MERCHANT: A liquor licensee business establishment authorized with a Class B2 license classification as described in subsection [3-3-5J](#) of this Code.

YARD: An open space on the same lot with a building, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard, or the depth of a rear yard, the mean horizontal distance between the lot line and the main building shall be used.

YARD, FRONT: A yard extending across the full width of a lot, and being the minimum horizontal distance between the street line and the main building or any projection thereof other than the projection of the usual steps or open, unroofed terraces.

YARD, REAR: A yard extending across the full width of a lot, and being the minimum horizontal distance between the rear lot line and the rear of the main building or any projection other than steps or open, unroofed terraces. On corner lots, the rear yard shall be considered as parallel to the street upon which the lot has its least dimension. On both corner lots and interior lots the rear yard shall in all cases, be at the opposite end of the lot from the front yard.

YARD, SIDE: A yard between the main building and the side line of the lot, extending from the required front yard (or from the front lot line, if there is no required front yard) to the required rear yard.

ZONE: See definition of district.

ZONING ADMINISTRATOR: The official appointed and/or designated by the Village Council as Hearing Officer pursuant to section 11-13-14.1 of the Illinois Municipal Code, for the purpose of conducting public hearings and making recommendations to the Village Council with respect to certain applications for a change to a nonconforming building or use and/or variations as identified in the zoning ordinance of the Village of Forest Park. The Director of Public Health and Safety shall be the Zoning Administrator. (April 1969; amd. Ord. O-16-63, 10-14-1963; Ord. O-6-66, 3-28-1966; Ord. O-44-02, 8-12-2002; 2004 Code; Ord. O-24-05, 6-13-2005; Ord. O-68-05, 12-19-2005; Ord. O-23-06, 4-10-2006; Ord. O-50-06, 9-11-2006; Ord. O-02-07, 1-8-2007; Ord. O-09-08, 3-24-2008; Ord. O-17-09, 3-9-2009; Ord. O-71-09, 12-14-2009; Ord. O-29-11, 9-26-2011; Ord. O-18-12, 5-14-2012; Ord. O-25-12, 7-23-2012; Ord. O-22-14, 9-8-2014; Ord. O-24-14, 9-8-2014; Ord. O-04-15, 1-26-2015; Ord. O-06-17, 2-27-2017; Ord. O-12-19, 4-8-2019; Ord. O-02-20, 1-13-2020)

2. Request approval of a text amendment to Section 9-4C-2 "Use Regulations" to add "Performance Venue" as a conditional use in the Downtown Business District:

9-4C-2: CONDITIONAL USE REGULATIONS:

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 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 procedure specified in chapter 10 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.

Performance Venue

Publicly owned parks and playgrounds.

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-25-19, 8-26-2019; Ord. O-02-20, 1-13-2020; Ord. O-20-22, 5-9-2022; Ord. O-05-22, 2-13-2023)

BACKGROUND/DISCUSSION: The re-evaluation of permitted and conditional uses in the Downtown Business District is called for in the comprehensive plan in an effort to provide for the inclusion of contemporary uses and, occasionally, to modify existing conditional and permitted uses that stymie occupancy of vacant properties. The stated intent of the DBD is, “to promote a pedestrian friendly service and retail shopping experience, to minimize negative secondary effects in surrounding residential neighborhoods, and to serve as an area destination for its restaurants and specialized shops.” Allowing performance venues, on a conditional basis, is a complementary use and one that maintains the DBD as an area destination.

SUMMARY: These text amendments are proactive, Village-initiated, and in concert with the Comprehensive Plan and stated intent of the DBD.

Should the Planning and Zoning Commission wish to recommend approval of this text amendment, 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:

- 1. Amendment to Section 9-1-5 “Definitions” to add “Performance Venue.”***
- 2. Amendment to Section 9-4C-2 “Conditional Use Regulations” to add Performance Venues as a Conditional Use.***

Village of Forest Park Memorandum

TO: Planning and Zoning Commission

FROM: Steve Glinke, Director

SUBJECT: **PC 2023-06** 7316 Madison Street
Petitioner: Emily Ramirez

DATE OF REPORT: 10 July 2023
DATE OF PZC MEETING: 17 July 2023

PROJECT OVERVIEW: The petitioner is requesting conditional use approval to open a comedy club at 7316 Madison Street.

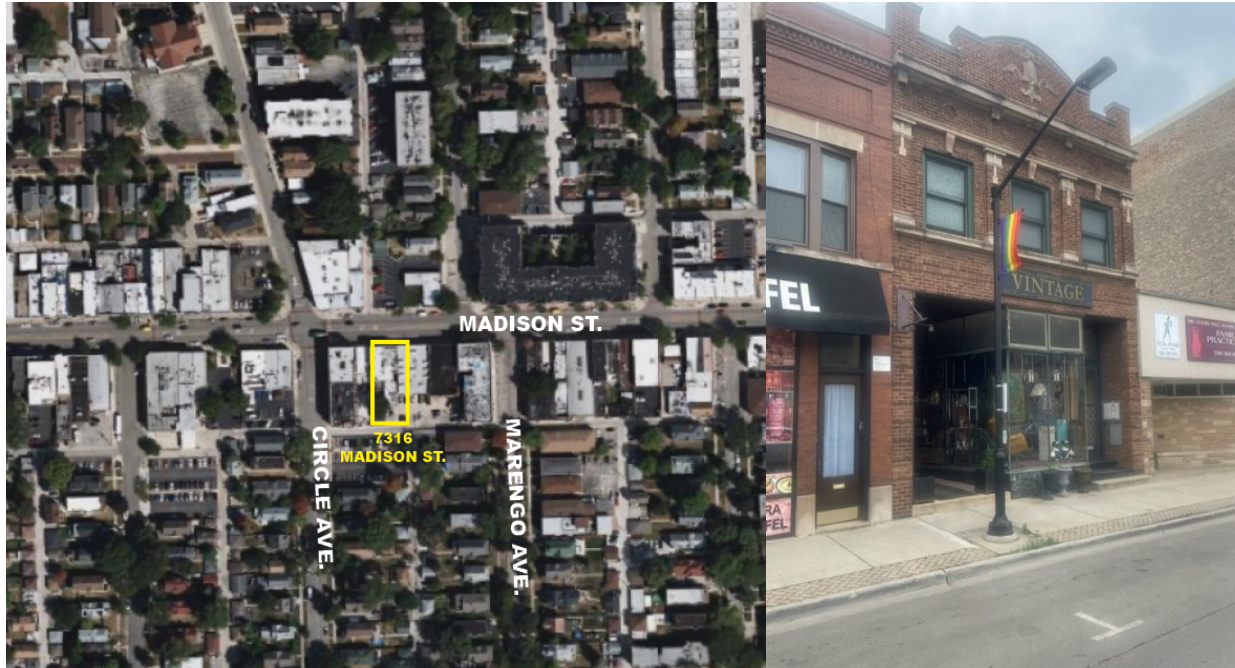
GENERAL PROPERTY INFORMATION

Applicant’s Name: Emily Ramirez
Property Owner’s Name: Bella Holdings LLC
Common Property Address: 7316 Madison Street
Common Location: On the south side of Madison Street between Circle Ave. and Marengo Ave.
Neighboring Property Land Use(s): North –DBD/ Commercial
South – DBD/Commercial
West – DBD/Commercial
East – DBD/Commercial
Comprehensive Plan Designation: Downtown Commercial
Existing Use of Property: Mixed Use
Proposed Use of Property: Mixed Use with ground floor Performance Venue
Existing Property Zoning: DBD – Downtown Business District
Property Size: 25’x125”

Bulk Area Regulations:

Regulation	Requirement	Proposed
Front yard setback	0’	0’
Rear yard setback	25’ or 20% of lot depth	65’ existing – no change
Side/East setback	0 feet	0’
Side/West setback	0 feet	0’
Min. Lot Area/Dwelling	n/a	n/a
Lot Coverage (with residential)	n/a	n/a

Minimum Dwelling Unit Size	n/a	n/a
Building height	2 stories 35'	22'
Off-street parking	None in DBD	No Change



PROJECT DOCUMENTS:

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

1. Conditional Use Permit Application (no date, 14 pages)
2. Quit Claim Deed (dated 4/19/19, 4 pages)

PROJECT DESCRIPTION:

The petitioner is the prospective owner of the subject location. The purchase is contingent on approval by the PZC and approval of a liquor license. The petitioner is planning to transform the existing interior space at to accommodate a new bar, stage and expanded restrooms including one that is ADA compliant. In addition to live comedy, the petitioner intends of offer comedy workshops as well as private and group instruction.

STANDARDS FOR CONDITIONAL USE:

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
7. 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.

CONDITIONAL USE FINDINGS OF FACT:

1. The proposed conditional use is complementary to existing uses along Madison Street, supports the intent of the DBD, and makes use of an existing building.
2. The proposed use is in an existing building and will not have impacts on the surrounding area.
3. No site improvements are proposed and will not impede development or redevelopment.
4. As an existing building, the utilities and facilities needed are already in place.
5. The property does not have ingress or egress at the site level and contributes to the DBD as a destination.
6. The proposed conditional use supports the comprehensive plan's vision for the DBD.
7. The conditional use conforms to other district regulations by making use of an existing building.

STAFF REVIEW:

The Village recognizes the value of a diverse set of uses in the Downtown Business District. The arts have been noticeably absent since the closing of Circle Theater in

2010. Performance venues are complementary to the shops and restaurants on Madison Street by contributing to its status as a destination. Should the Planning and Zoning Commission wish to recommend approval of the Conditional Use Permit, a 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 Conditional Use Permit associated with PZC2023-06 subject to the following conditions:

- 1. The site shall be constructed in substantial compliance with the "Project Documents" identified in this report and available in the Department of Public Health and Safety.***
- 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 Village Engineer and Director of Public Health and Safety.***
- 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

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: 7316 Madison St. Forest Park, IL 60130

PIN(s): 15-13-205-003-0000

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

Current Land Use: 1st floor- Vintage retail shop; 2nd floor- 3 rental apartments

Current Property Size: 3750 sq ft

Building size: 2,688 sq ft

Parking stalls (total): 4

Proposed Development Information

Proposed Development Name: BABS Comedy Club

Proposed Special Use: 1st floor: Comedy Club and Education Center; 2nd floor- apartments

Proposed Building Size: 2,688 Square Feet .08 Acres

Number of building units: 3

Parking stalls (total): 4

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) _____
(Please see attached documents)

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

APPLICATION COVER SHEET continued

Character of surrounding area:

	zoning	restriction	existing land use
North	DBD	PROVISO	Petra Falafel
South	DBD	PROVISO	Family Practice/ Rehab Center
East	DBD	PROVISO	Parking lot
West	DBD	PROVISO	Funeral Home

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

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

CONTACT INFORMATION

Applicant Information:

Name: Emily Ramirez
Company: BABS Comedy, LLC
Address: 1623 Harvey Ave.
City, State, Zip Code: Berwyn, IL 60402
Phone: 773-916-5565 Fax: _____
Email Address: babscomedyclub@gmail.com
Applicant Relationship to Property (i.e. Owner, Surveyor, Architect, Attorney): In-contract for ownership

Owner Information (if different from applicant):

Name: Emily Ramirez
Company: BABS Comedy Club
Address: 1623 Harvey Ave.
City, State, Zip Code: Berwyn, IL 60402
Phone: 832-725-5657 Fax: _____
Email Address: babscomedyclub@gmail.com

Project Staff:

Attorney Name: Jennifer Schwendener
Company: Petrarca, Gleason, Boyle, and Izzo LLC
Address: 5121 Main St., Ste 3
City, State, Zip Code: Downer's Grove, IL 60515
Phone: (630) 796-2086 Fax: (630) 786-3157
Email Address: jschwendener@petrarcagleason.com

Builder Name: Chase Maness & Emily Ramirez
Company: Dobab LLC
Address: 1623 Harvey Ave.
City, State, Zip Code: Berwyn, IL 60402
Phone: 703-705-4483 Fax: _____
Email Address: DobabLLC@gmail.com

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

CONTACT INFORMATION continued

Developer Name: _____

Company: _____

Address: _____

City, State, Zip Code: _____

Phone: _____ Fax: _____

Email Address: _____

Engineer Name: _____

Company: _____

Address: _____

City, State, Zip Code: _____

Phone: _____ Fax: _____

Email Address: _____

Landscape Architect Name: _____

Company: _____

Address: _____

City, State, Zip Code: _____

Phone: _____ Fax: _____

Email Address: _____

**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.

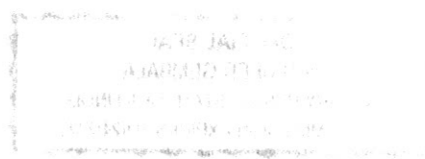
I, Emily Ramirez, hereby certify that on 30th Day of May, 2023, I have completely read and understand the submittal requirements for an appearance before the Village of Forest Zoning Board of Appeals, Plan Commission (if applicable), and Village Council, and that all the above statements and statements on any documents or drawings submitted herewith are true to the best of my (our) knowledge and belief.

Location of proposed zoning action: 7316 Madison St. Forest Park, IL 60130

Project name: BABS Comedy Club

Petitioner' Name: Emily Ramirez

Signature: 



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 Emily Ramirez (Name of petitioner – not the property owner) has been authorized to submit an application for the following action: opening a Comedy Club
Upon the property at: 7316 Madison St. Forest Park 60130 and that the proposed work and all related inspections are hereby authorized.

Emily Ramirez

Name of Petitioner (Applicant)

[Signature] 5/30/23 6-1-23
Signature of Applicant and Date

Name of Property Owner/Legal Representative

Anthony Aiello- current owner, currently in negotiations with Dobab LLC
(owners are Emily Ramirez and Chase Maness) for sale of building.

[Signature]

Signature of Property Owner/Legal Representative and Date

NOTARY

STATE OF ILLINOIS)

COUNTY OF COOK)) SS.

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

Emily Ramirez

(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 7 day of June, 2023.

[Signature]

Signature of Notary Public

Notary
Stamp
Here



**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 condition 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?)*

Please see attached document for answers to all questions below.

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.)*

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?)*

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

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.)*

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.)*

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.)*

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

1. *What measures have 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 the residents, the neighborhood, or the community-at-large)*

BABS-COMEDY TO LEARN AND COMEDY TO ENJOY

BABS Comedy Club will be Forest Park's very own high-end comedy club and education center. By day, BABS will enrich the community by offering options for aspiring comedians to hone their skills through an Open Writer's Room with free wifi and coffee, fountain drinks, and mocktails for purchase. In the beginning of the week, our evening programming will offer improv classes, open mics, and improv jams- all hosted by thoughtful, seasoned, professional comedians who can guide and encourage them in a 'learn-by-doing' environment.

BABS IS A COMEDY CLUB, NOT A BAR

At night, our atmosphere morphs into a chic, Speakeasy-style comedy spot featuring standup, sketch comedy, musical comedy, and improv shows performed by the best comedic talent from all corners of the Midwest. Our bar will now be open to include handcrafted cocktails and craft beers, exclusively to patrons who pay the cover fee for our comedy shows, meaning we won't be an attractive option to the casual drinker.

GIVING TO THE COMMUNITY

BABS will also offer monthly improv workshops free-of-charge to high-risk and/or marginalized groups in the community to aid with building social skills and self-confidence in a fun environment. Below is our proposed weekly schedule.

OUR WEEKLY SCHEDULE

Wednesdays: 12pm-10pm

- 12pm-6pm Open Writer's Room (free wifi; serving non-alcoholic beverages only)
- 6pm-8pm Improv Classes for Ages 18+
- 8pm-10pm Open Mic & Improv Jam; bar open/mic sign-ups at 7pm, Mic/Jam at 8, bar closes at 10pm

Thursdays: 12pm-10pm

- 12pm-6pm Open Writer's Room (free wifi; serving non-alcoholic beverages only)
- 6pm-8pm Comedy Writing Classes for Ages 18+
- 8pm- 10pm BABS Improv Comedy Band (acoustic)/Sing-A-Long, (\$5 cover)

Friday: 12pm-12am

- 12pm-6pm Open Writer's Room (free wifi, serving non-alcoholic beverages only)
- 8pm-9:30 Standup/Sketch show (\$20 cover) seating begins at 7pm/bar opens
- 10pm-11:30pm Improv Show (\$20 cover) open til 12am

Saturday: 12pm-12am

- 12pm-6pm Open Writer's Room (free wifi, serving non-alcoholic beverages only)
- 8pm-9:30pm Standup/Sketch show (\$20 cover) seating begins at 7pm/bar opens
- 10pm-11:30pm Improv Show (\$20 cover) open til 12am

Sunday: 12pm-8pm

- 12pm-1pm Family-Friendly Improv Comedy Show (\$20 cover for adults, \$5 cover for kids ages 12-18, kids 11 and under FREE)
- 3pm-5pm Family-Friendly Standup Show (\$20 cover for adults, \$8 cover for kids)
- 6pm-7:30pm Teen Open Mic (no cover for performers, \$5 cover for guests)

Monday and Tuesday: CLOSED

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.)*

BABS Comedy Club will increase the value of the building it will reside in with design upgrades throughout and meticulous maintenance of its original architectural charm. We will make several updates including adding (2) ADA-compliant bathrooms on the first floor. The design of BABS Comedy Club will be an attractive, "instagrammable" asset to the Madison Business Corridor. Our club hours will benefit surrounding restaurants, as patrons have plenty of time to enjoy a dinner out before seeing one of our shows.

7316 Madison is immediately surrounded by a majority of businesses that only operate during daytime hours Monday-Friday, when our programming begins after normal business hours. BABS Comedy Club will also be utilizing state-of-the-art techniques such as acoustic panels and directional PA systems in its construction to limit noise to the BABS performance space.

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 buildout for BABS Comedy Club will be taking place within the address and the only anticipated changes to the exterior are a changing out of awnings and signage to indicate our business. Because the space already has a foyer holding area inside of the building (on the Circle Street entrance, which will be our proposed new “front door”), any chatty patrons anticipating entry will be indoors. The noise that comes from a comedy club is substantially less than a typical bar or dance club as the whole point of a comedy show is for the audience to listen and enjoy the performance. Our windows will have drawn sound-barrier curtains throughout all shows in order to further limit noise from the street.

- 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.)*

As the purchasers of the building as well as the Comedy Club owner, we'll be immediately making improvements to the space such as upgrading our electrical service, replacing old cast iron plumbing drain lines, installing new plumbing, and making any other structural improvements to the first floor that will facilitate covering our occupancy rating. With an expected capacity of up to 100 people, the plumbing needs won't be more than a typical small bar on the street. We'll also be adding 2 ADA-compliant bathrooms to the 1st floor.

- 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 addressed. Also, explain the ways that access issues will be improved due to the design, locations, or specific proposal of the conditional use.)*

The main entrance to BABS Comedy Club will be through the front door on Madison Street. The entrance is already set back at the end of a long, covered breezeway which we will be enclosing to be flush with the sidewalk, not to protrude beyond other existing building entrances. This enclosed breezeway will serve as our ticketing area, so clients waiting to get into shows will not only be off the sidewalk while they're waiting but they'll also be in an enclosed space that will greatly reduce street noise. ([See attached graphic.](#)) The rear entrance of BABS will be gently graded to provide wheelchair accessibility for our differently-abled guests.

6. *How is the proposed conditional use not contrary to the objectives of the currency 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 arts are clearly important to the community of Forest Park and BABS Comedy Club will bring a level of comedy education and comedy shows only seen at locations such as the famous Second City Chicago and i/O. Not only is laughter good for the health, but practicing improv comedy has been clinically proven to help ease social anxiety, fear of speaking in public, and helps with "thinking on your feet," which are characteristics of successful people across all avenues of business. In addition, I'll be periodically offering free improv workshops to at-risk youth groups, retirement community members, and more.

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

BABS Comedy Club's design and operation is easily compatible with all items in Section 9-1-2 of the Zoning Provisions. The Forest Park definition of a Business in Section 9-1-5 is, "the engaging in the purchase, sale, barter or exchange of goods, wares, merchandise or services, the maintenance or operation of offices or recreational and amusement enterprises for profit," which appropriately encompasses the existence of a for-profit comedy club and education center. Our product is quality entertainment and our service is education. The main allowance that deviates slightly from current plans for the DBD stretch of Madison St. is that we will serve alcohol during our shows, yet we will not serve food beyond small pre-packaged snacks. However, similarly to a tavern or restaurant, comedy clubs typically get at least 50% of their revenue through ticket sales and educational classes. In addition, (and unlike most comedy clubs), BABS Comedy Club won't require 2-drink minimums from its patrons.

