

Village of Forest Park Memorandum

TO: Planning and Zoning Commission

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

SUBJECT: PZC 2024-04: 711 Des Plaines Avenue
Property Owner: CTA Petitioner: Outfront Media

DATE OF REPORT: 5 April 2024

DATE OF PZC MEETING: 15 April 2024

PROJECT OVERVIEW: The petitioner is requesting the approval of a conditional use permit to allow the installation of a two-faced digital LED billboard structure.

GENERAL PROPERTY INFORMATION

Applicant's Name: Stina Fish
Property Owner's Name: CTA
Common Property Address: 711 Des Plaines Ave.
Common Location: North of I-290 and South of Van Buren St.
Neighboring Property Land Use(s): North – CTA Des Plaines Station
South – Expressway
West – CTA Railyard
East – Des Plaines Ave,
Comprehensive Plan Designation: Community Facilities / Institutional
Existing Use of Property: CTA Railyard
Proposed Use of Property: CTA Railyard with a two-faced digital LED billboard
Existing Property Zoning: I-2 Limited Industrial
Property Size: 2.89 acres

Direction	Zoning	Jurisdiction	Existing Land Use
North	I2	Forest Park	CTA Station
South	Not zoned	IDOT	290 Expressway
East	Not zoned	Forest Park	Des Plaines Ave
West	I2	Forest Park	CTA Railyard



PROJECT DOCUMENTS:

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

1. CTAConditionalUseAppEast.pdf (38 pages, dated 02-28-2024)
2. CTAConditionalUseAppEastMaps.pdf (5 pages, dated 01-17-2024)

PROJECT DESCRIPTION:

The applicant is requesting approval of a conditional use permit to allow the installation of a two-faced billboard structure. This billboard structure is proposed to be located on the Southeast corner of the property along Des Plaines Ave.

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.

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. Those 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 will permit the establishment of one (1) monopole advertising sign with two (2) digital, LED faces, at the eastern part of the subject property. The sign will advertise goods and services to the general public providing benefits to the public and the businesses and community.
2. The sign will be entirely contained on the subject property and will not interfere with the use or enjoyment of the surrounding properties.
3. The proposed sign is limited in size and scope, and is entirely confined to the subject property. The property is industrial in nature and will not cause any additional harm or impede the normal and orderly development of the property. The digital LED faces will be dimmed at night per Illinois Department of Transportation standards.
4. The proposed sign will rely on electric services that are already provided to the site and will not require any additional services.

5. The proposed sign will be limited to the subject property and will not impact traffic congestion on local streets.
6. The proposed use will not change the use allowances or established character of the subject property.
7. The proposed sign will comply with all applicable regulations of the underlying I2 district, provided that PZC grants approval of the conditional use application.

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

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 statues); (2) notifying property owners within 250 feet of the subject property by mail of the proposed zoning action; (3) posting a sign on the subject property.
- At the ZBA public hearing, the applicant or their representative must be present. Expert witnesses such as architects, appraisers, contractors, realtors, etc. may testify as to the matters related to the application. Any documentary evidence may also be submitted. All persons giving testimony at a public hearing must do so under oath. At the close of the applicant's presentation, the ZBA will accept testimony/comments from the public.
- The ZBA may choose to recommend approval of the application, recommend approval with conditions, or deny the application. Once the ZBA makes its recommendation, the item is forwarded to the Village Council accompanied by a staff report. The Village Council may either grant the request and adopt an Ordinance to that effect, or deny the application.

Fees

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

Application Requirements

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

Village of Forest Park Conditional Use Permit Application

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

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

APPLICATION COVER SHEET

Date Received: _____

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

Subject Property Information:

Street Address: 711 DesPlaines

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

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

Current Land Use: Part of CTA Railyard

Current Property Size: 2.89 acres

Building size: n/a

Parking stalls (total): n/a

Proposed Development Information

Proposed Development Name: CTA Billboard Installation

Proposed Special Use: Installation of billboard structure

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

Number of building units: N/A

Parking stalls (total): N/A

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

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

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

Installation of two-faced digital billboard structure on property.

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APPLICATION COVER SHEET continued

Character of surrounding area:

	Zoning	Jurisdiction	Existing Land Use
North	I-2	Forest Park	CTA DesPlaines Station
South	Not Zoned	IDOT	290 Expressway
East	Not Zoned	Forest Park	DesPlaines Avenue
West	I-2	Forest Park	CTA Railyard

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

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

CONTACT INFORMATION

Applicant Information:

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

Owner Information (if different from applicant):

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

Project Staff:

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

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

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

CONTACT INFORMATION continued

Developer Name: _____
Company: Chicago Transit Authority / Stina Fish – Senior Manager - Business Development
Address: 567 W. Lake Street
City, State, Zip Code: Chicago, IL 60661
Phone: 312-681-3477 Fax: _____
Email Address: SFish@transitchicago.com

Engineer Name: Mark Carstens, Gerry Carstens
Company: GRC Engineering
Address: 5544 W. 147th Street
City, State, Zip Code: Oak Forest, IL 60452
Phone: 708-489-0400 Fax: _____
Email Address: mcarstens@grceng.com

Landscape Architect Name: N/A
Company: N/A
Address: N/A
City, State, Zip Code: N/A
Phone: N/A Fax: N/A
Email Address: N/A

Village of Forest Park
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PETITIONER'S AFFIDAVIT

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

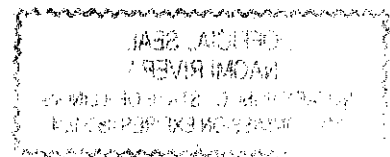
I, Stina Fish, hereby certify that on 28th Day of February, 2024, I have completely read and understand the submittal requirements for an appearance before the Village of Forest Zoning Board of Appeals, Plan Commission (if applicable), and Village Council, and that all the above statements and statements on any documents or drawings submitted herewith are true to the best of my (our) knowledge and belief.

Location of proposed zoning action: 711 Des Plaines

Project name: CTA Billboard Installation

Petitioner Name: CTA / Stina Fish

Signature: [Handwritten 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 CTA / Shina Fish (Name of petitioner – not the property owner) has been authorized to submit an application for the following action: CTA Billboard Installation Upon the property at: 711 S. Des Plaines and that the proposed work and all related inspections are hereby authorized.

CTA / Shina Fish
Name of Petitioner (Applicant)

[Signature] 2/28/24
Signature of Applicant and Date

CTA / Shina Fish
Name of Property Owner/Legal Representative

[Signature] 2/28/24
Signature of Property Owner/Legal Representative and Date

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

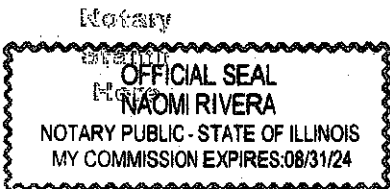
I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

(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 28th day of February, 2024.

Naomi Rivera
Signature of Notary Public



Village of Forest Park Conditional Use Permit Application

RESPONSES TO CONDITIONAL USE STANDARDS

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

1. What measures have been or will be taken to prevent detrimental impact to or endanger the public health, safety, morals, comfort, or general welfare? *(Explain in detail how the proposed conditional use has been designed, located, or proposed so that it will not disturb residents, the neighborhood, or the community-at-large. Explain how the proposed 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 Conditional Use will permit the establishment of one (1) monopole advertising sign with two digital (2) faces, at the eastern part of subject property. The advertising sign will be used to advertise goods and services to the general public, providing a benefit to both the local business community and the residents interested in the advertised goods and/or services.

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

The proposed monopole sign will be entirely contained on the subject property will not interfere in any way with the use and enjoyment of any of the surrounding properties and not impact the value of any of the surrounding properties or uses.

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

The proposed monopole sign is limited in size and scope, and is entirely confined on the subject property. The subject area is industrial in nature, and the advertising signs will not change or alter that existing character or otherwise impede the normal and orderly development of surrounding property. Moreover, the proposed sign do not create noise, odor, or smoke that will impact adjacent property. The digital faces will

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will be dimmed at night per Illinois Department of Transportation standards.

RESPONSES TO CONDITIONAL USE STANDARDS continued

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

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

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

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

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

The subject property is located in an I-2 Zoning District, which contemplates the use of advertising signage, subject to Conditional Use Approval. The proposed monopole advertising sign will not change the use allowances or established character of the subject property or any of the surrounding or neighboring properties.

7. How does the proposed conditional use conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the ZBA? *(Show how the proposed conditional use will comply with as many sections of the Zoning Regulations as possible. The proposed site plan may be a part of this response.)*

The proposed monopole sign would comply with all applicable regulations of the underlying I-2 Zoning District, provided the ZBA grants approval of the requested Conditional Use. Again, the proposed

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Conditional Use Permit Application**

advertising signs would allow the local business community to advertise goods and/or services to the general public, which is a contemplated use within the underlying I-2 Zoning District. Additionally, the Applicant will be required to obtain permits for the installation and continued use of the advertising signs, provided the ZBA approves the requested zoning relief.



(assumed)

KABAL SURVEYING COMPANY

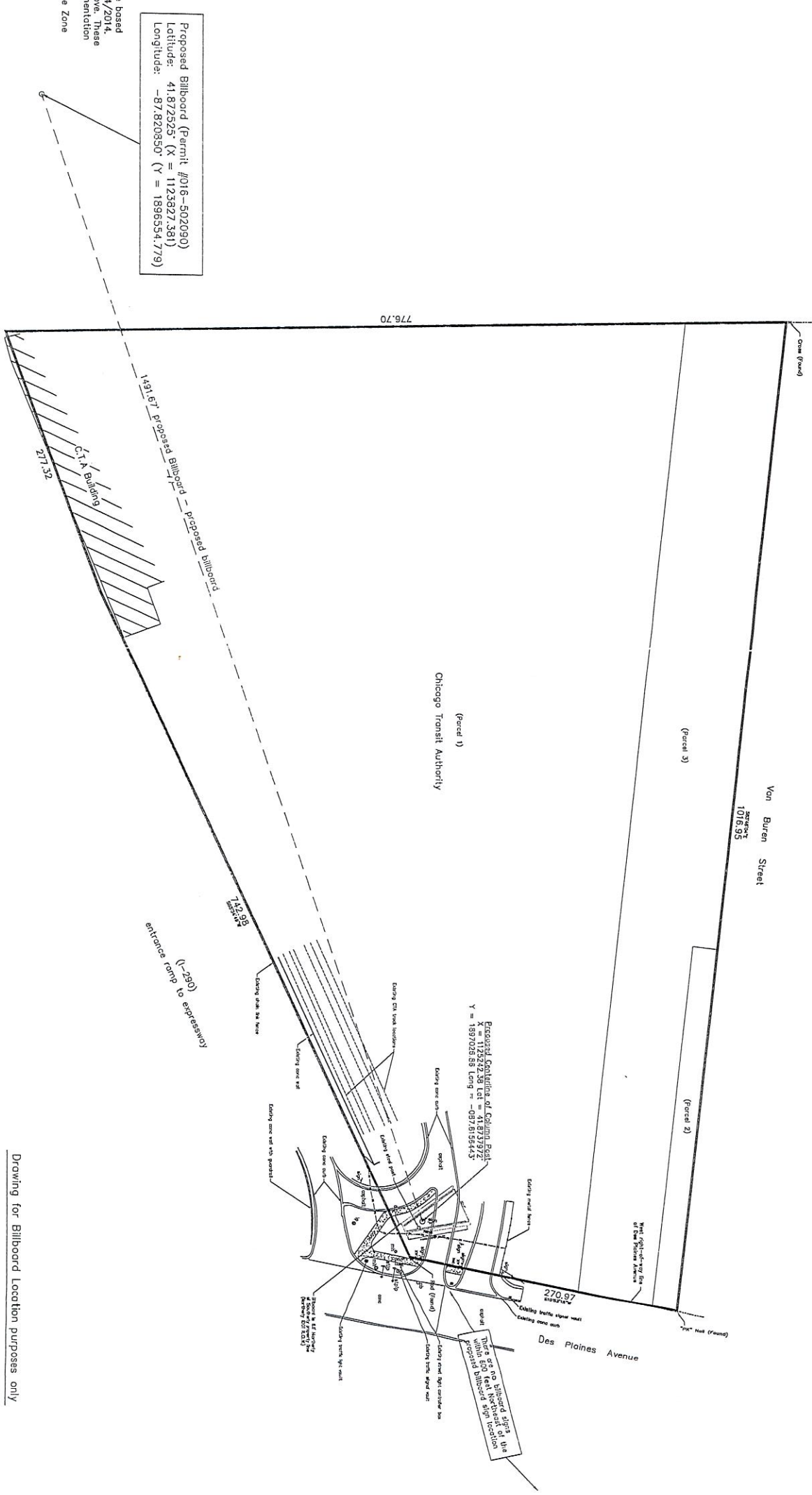
Land Surveying Services

Sign Certification Survey Proposed Billboard Location

Part of

711 Des Plaines Avenue, Forest Park, IL 60130

10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2852
Fax (708) 562-7314
email: kabi@surveying.com
webster: kabi@surveying.com
Registration No. 184-003061



Proposed Billboards (Permit #016-502090)
Latitude: 41.872525° (X = 1123827.381)
Longitude: -87.820350° (Y = 1898554.779)

LEGEND
meas = measured, S = South, N = north
rec = record, E = East, W = West
R.O.W. = right-of-way, conc = concrete
slip = manhole, cb = catch basin
stip = street light pole, slpp = stop light pole
xM = crosswalk light pole, xwb = cross walk button pole
FO = underground fiber optic line
LP = street light pole, HCS = Handicap sign

Notes:
(1) Existing site boundary dimensions and bearings, shown hereon, are based upon survey provided by Land Surveying Services, Inc. Survey dated 3/4/2014. This sign certification survey hereon is a redraw from survey noted above. These dimensions and bearings do not form a closed boundary. Found monumentation shown hereon is based on the survey. These dimensions and bearings are based on the Illinois East State Plane Coordinate Zone 1201 (NAD 83)

Survey Revised _____, 20____
Please check Legal Description with Deed and report any discrepancy immediately.
Surveyed _____ January _____, 20____

Scale: 1 inch = 60 ft.
Order No. 240138
Ordered By: Outfront



ORIGINAL SEAL IN RED

STATE OF ILLINOIS }
COUNTY OF COOK } s.s.
I, MITCHELL P. BALES, an Illinois Professional Land Surveyor, does hereby certify that there are no billboard signs within 600 feet of the proposed sign location, as measured along the edge of government contiguous to the proposed location, except as shown hereon.

Mitchell P. Bales
Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2024

VILLAGE OF FOREST PARK OFFICIAL ZONING MAP

VALID THROUGH DECEMBER 31, 2019



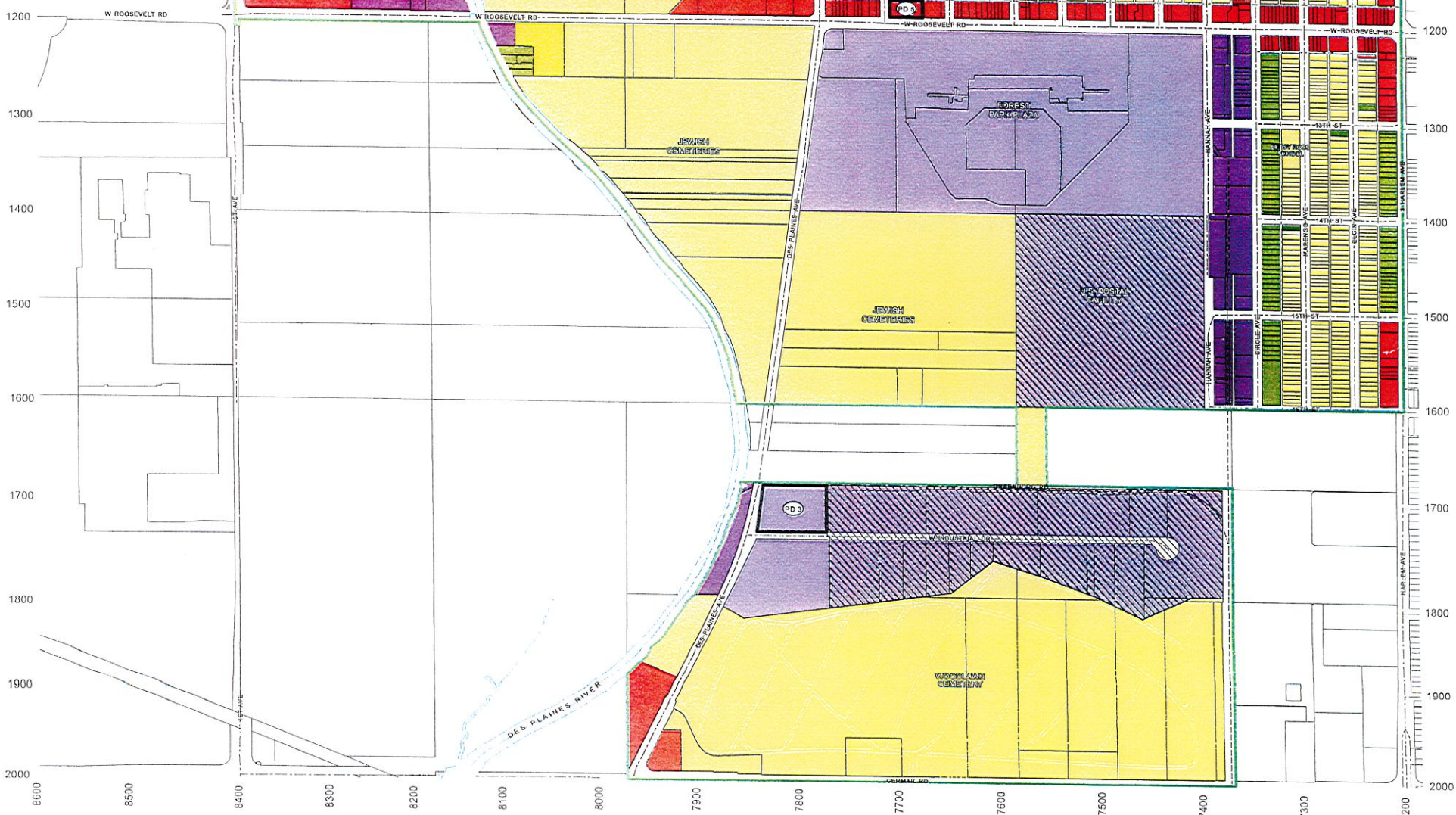
500 0 500 1,000
Feet

LEGEND

- RESIDENTIAL DISTRICT**
- R-1 LOW DENSITY
 - R-2 MEDIUM DENSITY
 - R-3 HIGH DENSITY
- COMMERCIAL DISTRICT**
- B-1 NEIGHBORHOOD SHOPPING
 - B-2 COMMUNITY SHOPPING
 - DBD DOWNTOWN BUSINESS
- INDUSTRIAL DISTRICT**
- I-1 GENERAL INDUSTRIAL
 - I-2 LIMITED INDUSTRIAL
- PLANNED DEVELOPMENT
- SEXUALLY ORIENTED BUSINESS OVERLAY DISTRICT
- VILLAGE LIMITS

VANESSA MORITZ
VILLAGE CLERK
VILLAGE OF FOREST PARK, ILL.

NOTE: MAP REFLECTS ALL ACTIVITY UP TO DECEMBER 31, 2019 MUNICIPAL BOUNDARY CHANGES, ZONING CHANGES, SUBDIVISIONS, ETC., THAT HAVE BEEN APPROVED AFTER THIS DATE ARE NOT REFLECTED.

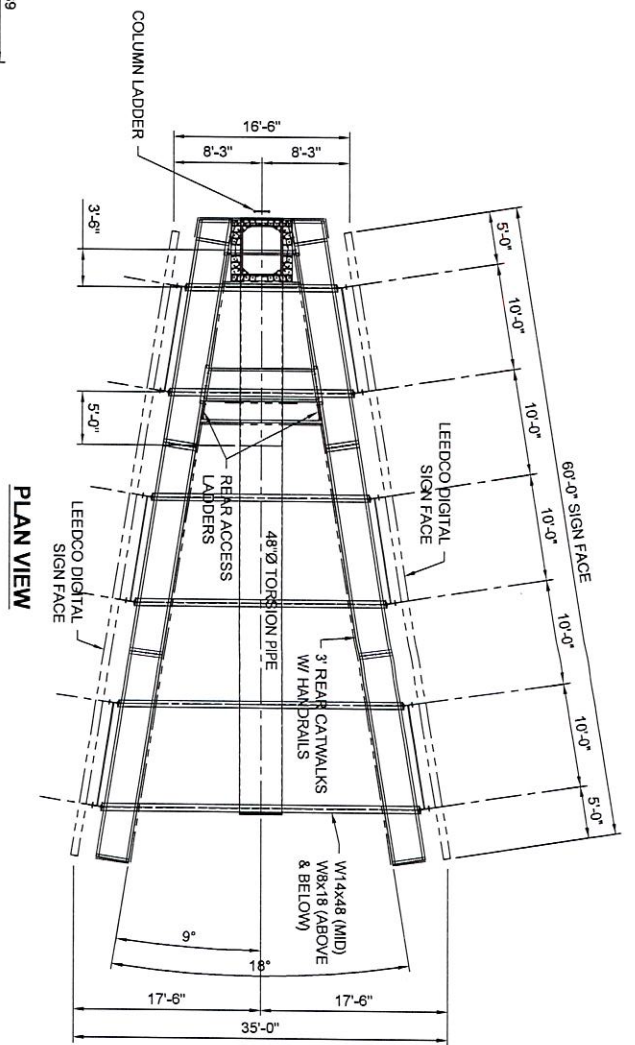
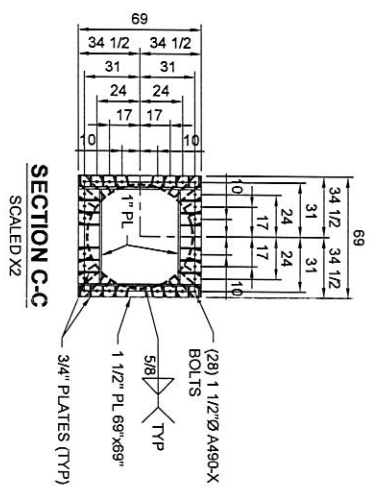
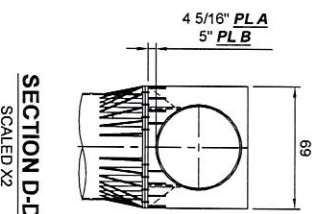
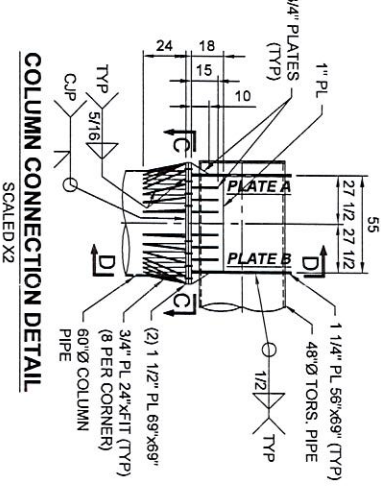
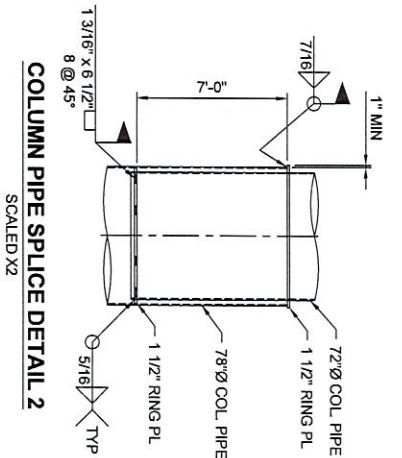
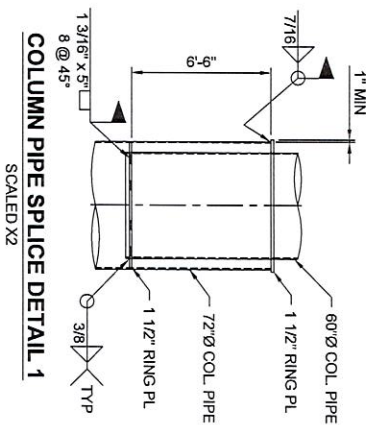
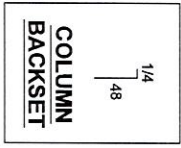
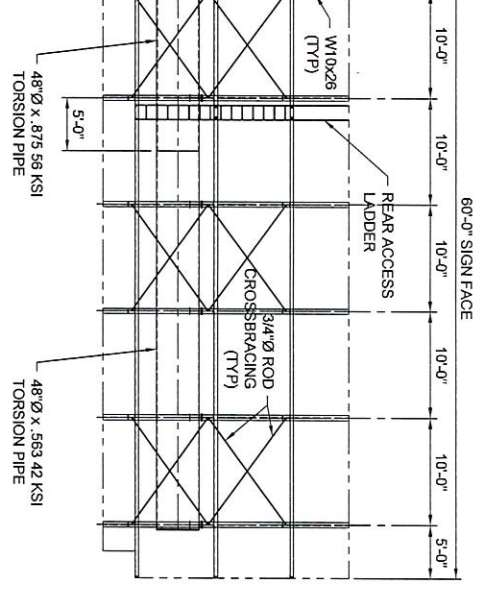
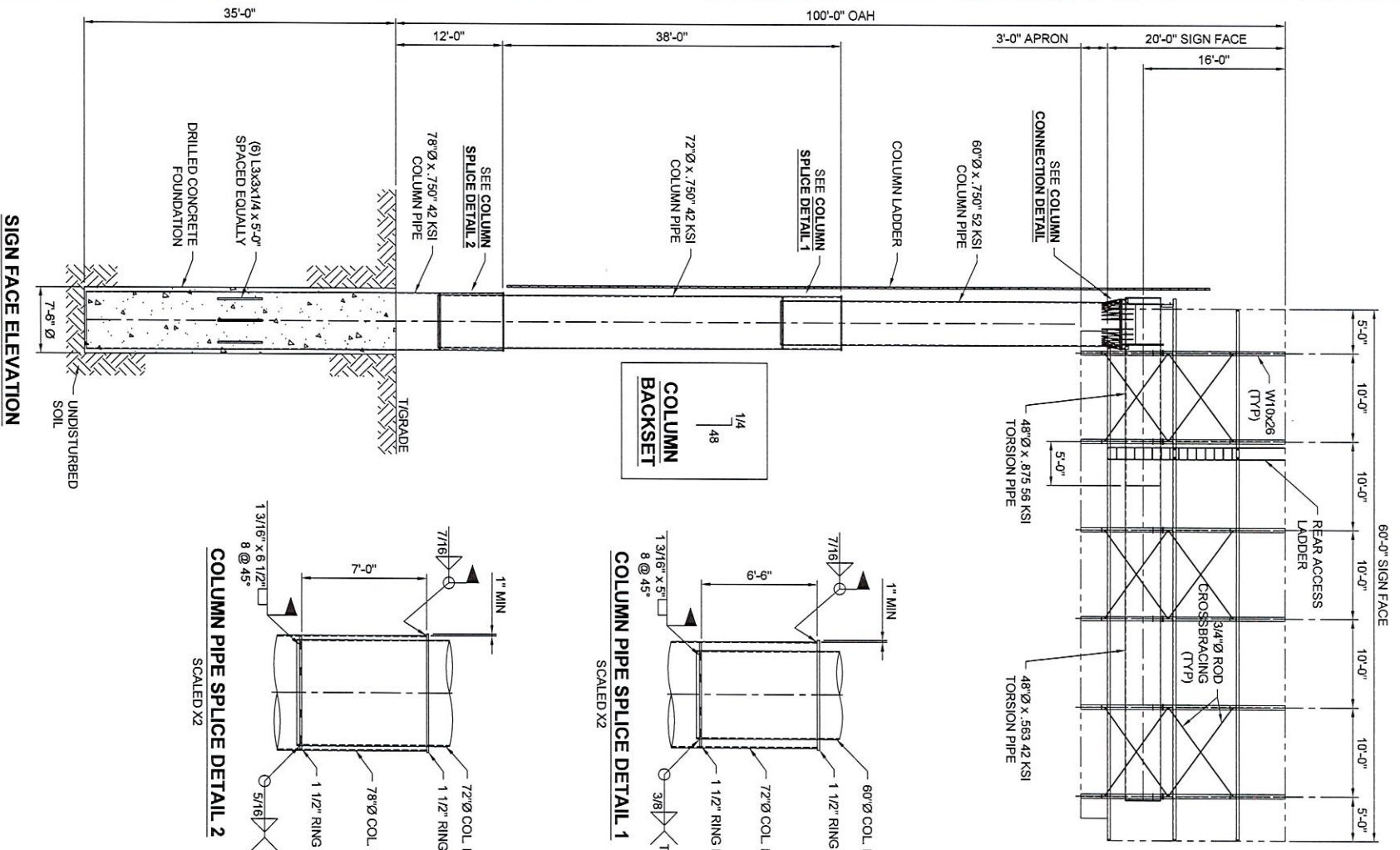


INDEX OF PLANNED DEVELOPMENTS

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

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

NOTE: PARCEL BOUNDARIES BASED ON COOK COUNTY ACCESSORS DATABASES CREATED DEC. 20, 2011



SIGN FACE ELEVATION

COLUMN PIPE SPLICE DETAIL 2
SCALED X2

COLUMN PIPE SPLICE DETAIL 1
SCALED X2

COLUMN CONNECTION DETAIL
SCALED X2

SECTION D-D
SCALED X2

SECTION C-C
SCALED X2

PLAN VIEW

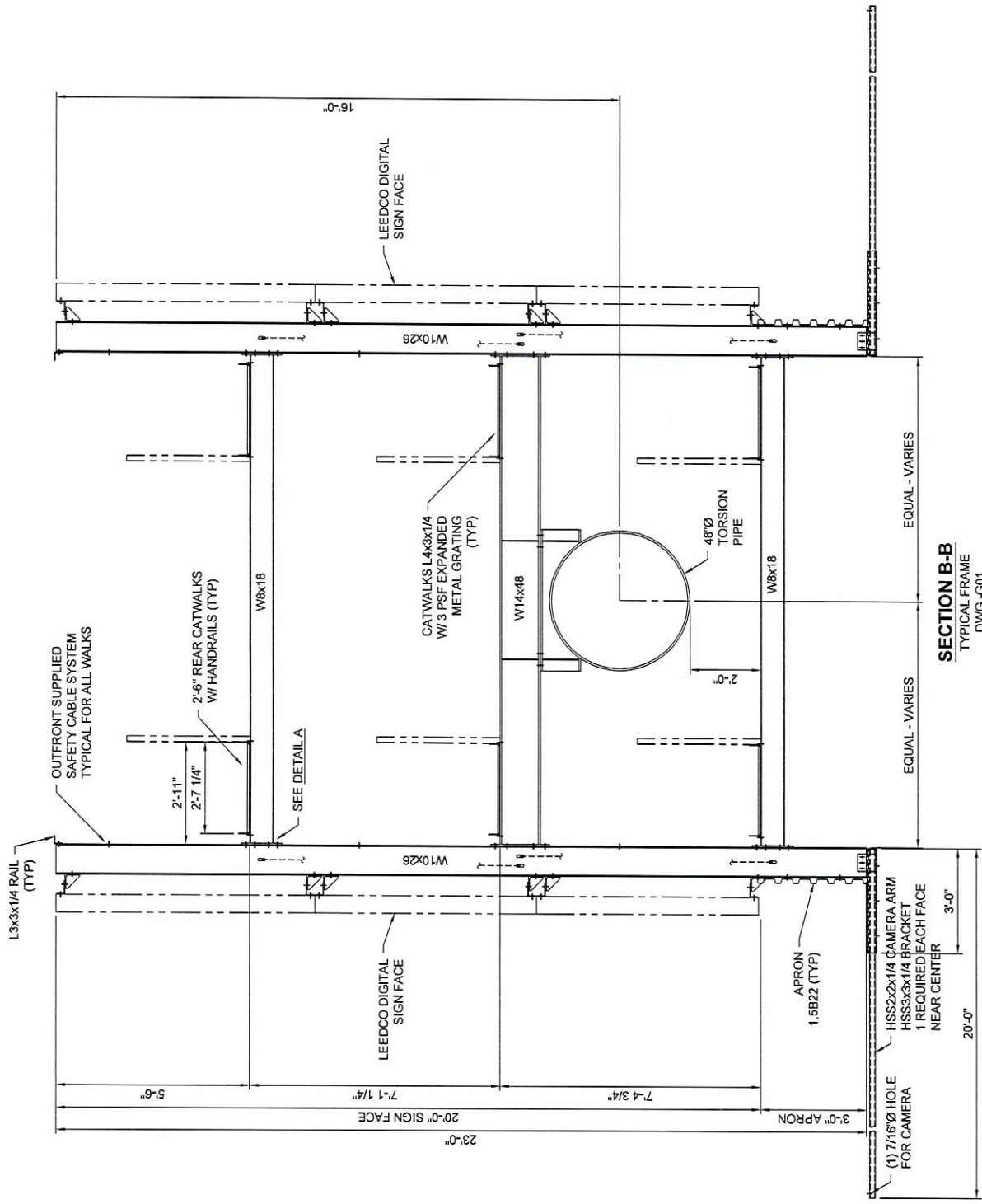
PRELIMINARY
NOT FOR CONSTRUCTION

ALL STEEL STRUCTURES, INC.
16201 S. Winesap - South Holland, IL 60473-2017
1-800-621-1759

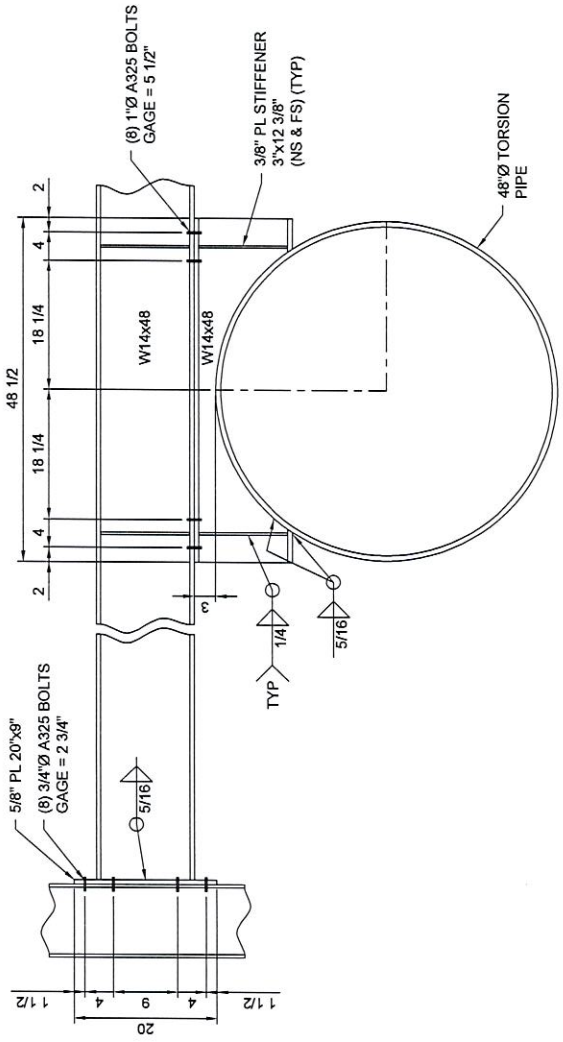
Job No. Prelim. Date: 02/27/24
20'-0" x 60'-0"
FF, 18° V, 100' OAH
GENERAL ARRANGEMENT
ENGINEERING DWG. # N/A

REVISION 0 - 02/27/24
DRAWING No. 20X60FP-Prelim-G01

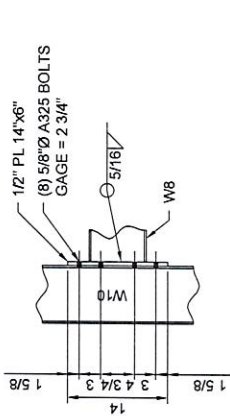
CUSTOMER: OUTFRONT MEDIA
LOCATION: FOREST PARK, IL
ENG. NA CAD MR
DATE NA



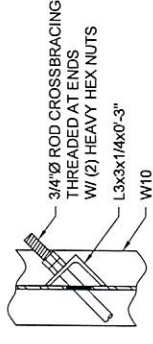
SECTION B-B
TYPICAL FRAME
DWG - G01



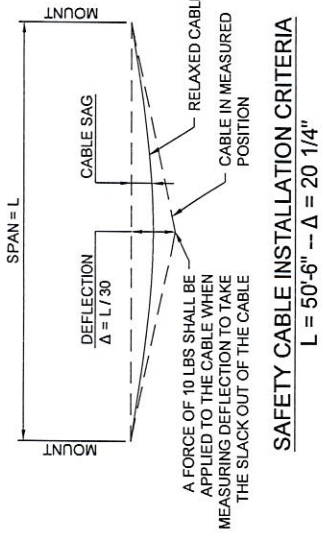
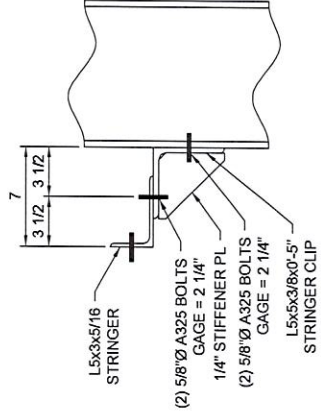
FRAME MOUNTING DETAIL
REAR CATWALK NOT SHOWN
SCALED X2



DETAIL A

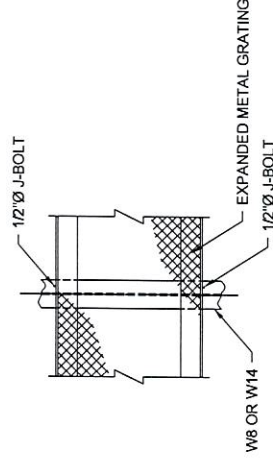


CROSSBRACING DETAIL

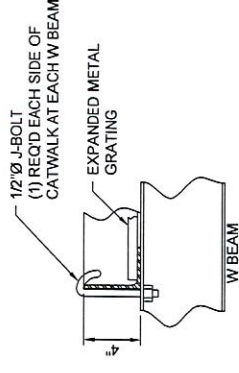


SAFETY CABLE INSTALLATION CRITERIA

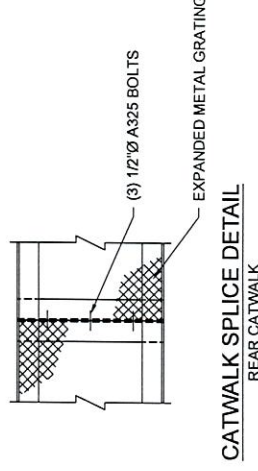
$L = 50'-6" - \Delta = 20' 1/4"$



CATWALK DETAIL
REAR CATWALK



CATWALK MOUNTING DETAIL
REAR CATWALK



CATWALK SPLICE DETAIL
REAR CATWALK

ALL STEEL
STRUCTURES, INC.
18301 S. Vincennes - South Holland, IL 60473-2017
1-800-621-1759

Job No. _____ Prelim. Date: 02/27/24

20'-0" x 60'-0"
FF, 18' V, 100' OAH
GENERAL ARRANGEMENT
ENGINEERING DWG. #. NA

REVISION 0 - 02/27/24
DRAWING No. 20x60FFPrelim-G02

CUSTOMER: OUTFRONT MEDIA
LOCATION: FORST PARK, IL
ENG. NA CAD MR
DATE NA

PRELIMINARY
NOT FOR CONSTRUCTION