

# Village of Forest Park Memorandum

**TO:** Planning and Zoning Commission

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

**SUBJECT:** PZC 2026-01: 7900 Madison Street  
Property Owner and Petitioner: Concordia Cemetery Association

**DATE OF REPORT:** 9 March 2026

**DATE OF PZC MEETING:** 16 March 2026

**PROJECT OVERVIEW:** The petitioner is requesting review of a preliminary plat of subdivision, approval of a map amendment (rezoning), and 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:** Kirk Carpenter

**Property Owner's Name:** Concordia Cemetery Association

**Common Property Address:** 7900 Madison Street

**Common Location:** Immediately north of I-290 and east of the Des Plaines River

**Neighboring Property Land Use(s):** North – Concordia Cemetery and Village of River Forest  
South – CTA Property and Expressway  
West – Des Plaines River and Village of Maywood  
East – Concordia Cemetery

**Comprehensive Plan Designation:** Cemetery

**Existing Use of Property:** Cemetery

**Proposed Use of Property:** Cemetery with a two-faced digital LED billboard

**Existing Property Zoning:** B-1: Neighborhood Shopping

**Proposed Property Zoning:** I-2: Industrial

**Property Size:** 16,874 square feet (area of map amendment and preliminary plat of subdivision)

Direction	Zoning	Existing Land Use
North	B-1	Cemetery
South	R-1	CTA property and I-290 Expressway

East	R-1	Cemetery
West	Village of Maywood	Village of Maywood



**PROJECT DOCUMENTS:**

Exhibit 1 is a Plat of Survey of the adjacent CTA property for context and reference.

The following documents, submitted by the applicant, are attached to this report as Exhibit 2.

1. Application for Map Amendment, undated, 7 pages
2. Map Amendment Description, undated, 3 pages
3. Proposed Zoning Map, undated, 1 page
4. Application for a Conditional Use Permit, undated, 10 pages
5. Description of Requested Conditional Use, undated, 2 pages
6. Petition to Approve Preliminary Plat of Subdivision, undated, 36 pages
7. Proof of Ownership, undated, 15 pages

## **PROJECT DESCRIPTION:**

The applicant is requesting review of a preliminary plat of subdivision, approval of a map amendment, and approval of a conditional use permit to allow the installation of a two-faced billboard structure, which will be owned and operated by Image Media Advertising Inc. 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 Village of Forest Park Zoning Ordinance specifically addresses “Signs Regulated Under The Highway Advertising Control Act Of 1971” and specifies Village requirements above and beyond that of the Act.

## **STAFF REVIEW:**

This section of the Concordia Cemetery is zoned B-1/Neighborhood Shopping. The applicant is proposing to subdivide a portion of land and rezone it to I-2 as billboards are permitted with a conditional use permit in industrial districts. The proposed zoning lot would be contiguous with an I-2 zoning district to the east. The PZC reviews preliminary plats of subdivision, but this action is not subject to a public hearing. The map amendment and the conditional use permit are subject to public hearings. The three requests are related and must occur in the order of plat, map amendment, conditional use in order to allow the construction of a billboard.

## **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 southwestern 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 will be 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 map amendment and the conditional use application.

***Based on the submitted petition and testimony provided, I move approval of the preliminary plat of subdivision.***

***Based on the submitted petition and testimony provided, I move approval of the proposed map amendment from B-1/Neighborhood Shopping to I-2/Industrial.***

***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.***

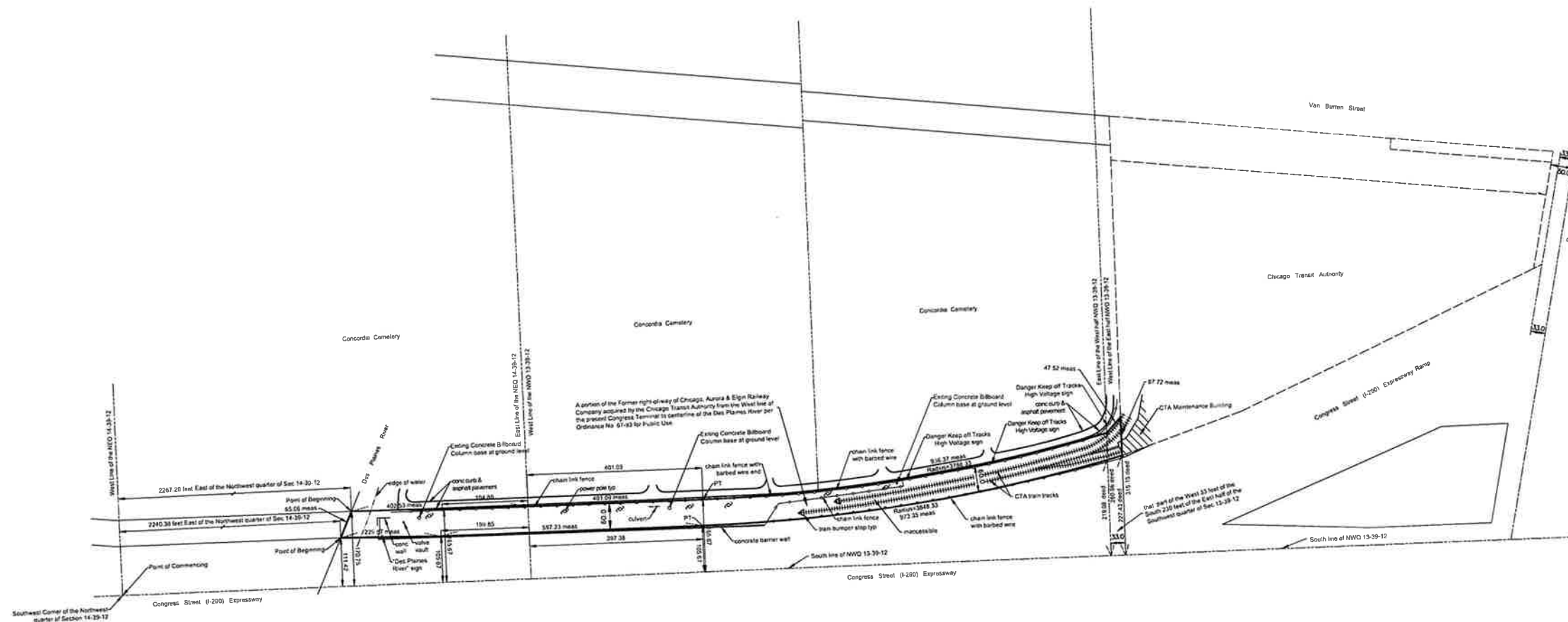
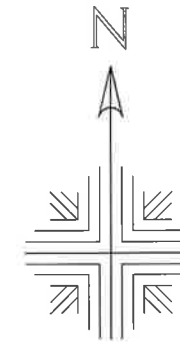
2. ***All construction shall comply with the Building Code of the Village of Forest Park, with final plans subject to review and approval by the Village Engineer and Director of Public Health and Safety.***
3. ***No building permits and no Certificate of Occupancy for the Subject Property shall be issued 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.***

Exhibit 1

# Plat of Survey

of

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



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

PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION. ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.



LEGEND  
 NWQ = Northwest quarter  
 LSSJ = Land Surveying Services, Inc.  
 NEQ = Northeast quarter  
 PT = point of tangency

NOTES  
 1) Area of the property is approximately 108,176 square feet (2.463 acres)  
 2) Field crew was unable to gain access to the area surrounded by the chain link fence with barbed wire. Also the field crew were advised not to step over train tracks.  
 3) Hereon drawn plat was ordered as a non-monumented survey

STATE OF ILLINOIS } S.S.  
 COUNTY OF WILL }

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

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

*John Traverso*

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

**TRI-COUNTY ENGINEERING, INC.**  
 Land Surveying Civil Engineering Land Planning  
 15540 West Janas Drive  
 Phone: (708) 301-5914  
 ilpls@comcast.net  
 Homer Glen, Illinois 60491  
 Fax: (708) 301-6662  
 ILLINOIS P.L.S. NO. 035-002979 EXPIRES 11/30/2024  
 ILLINOIS P.E. NO. 062-036981 EXPIRES 11/30/2023

**WILL COOK DUFAGE**

SCALE: 1" = 150'  
 DRAWN BY: J.J.F.  
 CHECKED BY: J.T.  
 PROJECT NO: 22TRI2093  
 REVISED:  
 REVISED:

PREPARED FOR:  
 Outfront Media

Proposed Site Sketch

SHEET 1 OF 1

Exhibit 2

## Village of Forest Park Application for Rezoning, Map Amendment, or Text Amendment

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The following application is required for requests for rezoning, map amendments, and text amendments.

### **Review Process**

- Each Amendment request must be reviewed by Planning staff at a Preapplication Conference before submitting an application. The purpose of the Preapplication Conference is to provide the applicant(s) an opportunity to discuss the proposed Variation, 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 708-615-6284 to schedule a Preapplication Conference.
- Once the completed application is received, Village staff schedule the item for review by the Zoning Board of Appeals (ZBA). ZBA meetings take place the 3rd Monday of each month at 7pm 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 meeting, the applicant or their agent must be present. Expert witnesses such as architects, appraisers, contractors, realtors, etc. may testify as to 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 their 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.

### **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 (if applicable)
- 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 Rezoning and Map Amendment, and/or Text Amendment
- Proposed map for Rezoning and Map Amendment proposals

Village of Forest Park  
Application for Rezoning, Map Amendment, or Text Amendment

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**Village of Forest Park  
Application for Rezoning, Map Amendment, or Text Amendment**

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**APPLICATION COVER SHEET**

**Date Received:** \_\_\_\_\_

**Subject Property Information:**

Street Address (if applicable): 7900 Madison St, Forest Park, IL 60130

PIN(s): 15-14-203-006-0000 (PART OF)

Current Land Use: The land is currently a part of the Concordia Cemetery

Size of Property (in acres): 16,874 sq ft

Total number of lots: 1

**For Proposed Rezoning or Map Amendments**

Current Zoning (circle):

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

Proposed Zoning (circle):

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

Purpose of Proposed Zoning (include whether there is a proposed use of the property that warrants this application for a rezoning and map amendment): Billboard

In conjunction with a petition for lot subdivision and conditional use the applicant is seeking a map amendment to allow for the construction of a new billboard on a small unused portion of the Concordia Cemetery property.

Comprehensive Plan designation: Cemetery

If the proposed map amendment is approved, what improvements or construction is planned? (An accurate site plan may be required to establish the proposed improvement can meet the minimum zoning requirements.)

The applicant intends to lease the space to Image Outdoor who will construct a new billboard facing the Eisenhower Expressway. The applicant will use the revenue generated from the lease to repair areas that the river is eroding including the perimeter fence which is falling into the river.

**Village of Forest Park**  
**Application for Rezoning, Map Amendment, or Text Amendment**

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**APPLICATION COVER SHEET continued**

Character of surrounding area:

	Zoning	Jurisdiction	Existing Land Use
North	B-1	Forest Park	Cemetery
South	I-2	Forest Park	Industrial
East	B-1	Forest Park	Cemetery
West	I-2	Forest Park	Industrial

For Proposed Text Amendments

Zoning Regulations section(s) to be amended: \_\_\_\_\_

Proposed amendment: use a separate sheet of paper

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<b>For Office Use Only: Filing Fee: _____ Paid Date: _____</b> <b>Public Hearing Date: _____</b>
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**Village of Forest Park  
Application for Rezoning, Map Amendment, or Text Amendment**

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**CONTACT INFORMATION**

**Applicant Information:**

Name: Concordia Cemetery Association, an Illinois not-for-profit corporation  
Company: Concordia Cemetery  
Address: 7900 W Madison St  
City, State, Zip Code: Forest Park, IL 60130  
Phone: 708-336-0017 Fax: \_\_\_\_\_  
Email Address: Information@InGodsArms.com  
Applicant Relationship to Property (*i.e. Owner, Surveyor, Architect, Attorney*): Owner

**Owner Information (if different from applicant):**

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

Village of Forest Park  
Application for Rezoning, Map Amendment, or Text Amendment

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PETITIONER'S AFFIDAVIT

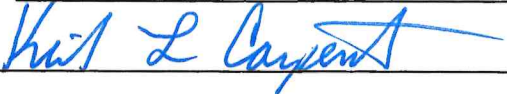
Petitioner acknowledges understanding of application requirements and certifies that application has been completed correctly.

I, Kirk L Carpenter, hereby certify that on 10<sup>th</sup> Day of January 2020, 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: 7900 Madison St, Forest Park, IL 60130

Project name: Concordia Cemetery Billboard

Petitioner' Name: Concordia Cemetery Association, an Illinois not-for-profit corporation

Signature:  

Village of Forest Park  
Application for Rezoning, Map Amendment, or Text Amendment

OWNER'S AFFIDAVIT

I (We) certify that he/she is the owner of legal representative of the subject property and that  
Kirk L Carpenter (Name of petitioner – not the property owner) has been authorized to submit an  
application for the following action: Map amendment and rezoning  
Upon the property at: 7900 W Madison St, Forest Park, IL 60130 and  
that the proposed work and all related inspections are hereby authorized.

Concordia Cemetery Association, an Illinois not-for-profit corporation

Name of Petitioner (Applicant)

X Kirk L Carpenter

1-10-2026

Signature of Applicant and Date

Concordia Cemetery Association, an Illinois not-for-profit corporation

Name of Property Owner/Legal Representative

X Kirk L Carpenter

Signature of Property Owner/Legal Representative and Date

NOTARY

STATE OF ILLINOIS

COUNTY OF COOK ) ) SS.

)

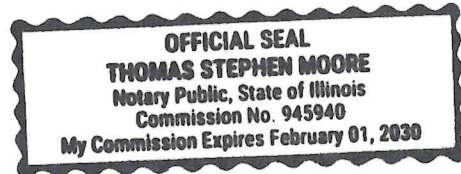
I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

Kirk Carpenter  
(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 10th day of January, 2026.

Thomas Stephen Moore  
Signature of Notary Public



## Village of Forest Park

### Description of Requested Map Amendment

Now Comes, Concordia Cemetery Association, an Illinois not-for-profit corporation (“Concordia Cemetery”), and respectfully requests that in conjunction with a petition to approve a Preliminary Plat of Subdivision, the Village of Forest Park accept, consider, review, and approve the attached Application for Rezoning, Map Amendment and in support thereof states:

- 1.) The Forest Park Comprehensive Plan recognizes that “in terms of land area, cemeteries are the predominant land use in the Village and anchor the west and south sides of the community. Approximately 40 to 45 percent of the Village is comprised of this use”;
- 2.) Forest Park’s Comprehensive Plan states that “zoning is a tool that assists the Village in planning for growth and change as well as providing direction for maintaining stability within various land uses present within Forest Park”;
- 3.) In its summary of goals and objectives the Forest Park Comprehensive Plan recommends that the Village “conduct (a) review of properties and amend zoning as necessary and appropriate” (to further its other goals and objectives);
- 4.) Concordia Cemetery was founded right after the great Chicago fire in 1872 and has been an integral part of the local community including the original Village of Harlem and later the separate Village of Forest Park founded on April 17, 1907;
- 5.) Concurrent with this filing Concordia Cemetery has filed a Petition to Approve a Preliminary Plat of Subdivision and included as an attachment to that petition was proof of its ownership, incorporated here;
- 6.) Concordia Cemetery has been an integral part of Forest Park’s history and has been self-sustaining for over a hundred years;
- 7.) As the cemetery has become more full, its cash flow has diminished, but maintenance costs have increased;
- 8.) In addition to routine maintenance costs, more recently, Concordia Cemetery is facing the need for significant and costly infrastructure expenditures due to the Des Plaines River bank at the western boundary of the cemetery eroding and undermining the western boundary fence and a portion of the western boundary private access roadway;

- 9.) Concordia Cemetery has agreed to lease a small portion of its land at its southwest corner to Image Media Advertising Inc (“Image Media”). If Image Media is able to obtain a permit to build a two faced digital billboard message sign at the location, it will generate a significant revenue stream to Concordia Cemetery for many decades into the future better allowing Concordia to maintain and improve its facilities;
- 10.) The “Land Use Goal #2” in the Forest Park Comprehensive Plan is to “encourage the restoration and rehabilitation of existing properties (including) ..... physical improvements.” The granting of the requested map amendment would contribute to the restoration and rehabilitation of Concordia’s western boundary consistent with Forest Park’s Land Use Goal #2;
- 11.) The current zoning designation of the western portion of the Concordia Cemetery is designated as a B-1 zoning district;
- 12.) The Forest Park Code does not allow an advertising sign in a B-1 zoning district, but it would allow an advertising sign to be in an I-2 zoning district with the granting of a conditional use;
- 13.) The property immediately south of the western portion of the cemetery is designated I-2 and that zoning designation could be expanded to include the area where a billboard message sign then would be permitted to be placed if Concordia’s concurrent request for a conditional use filed herewith is also granted;
- 14.) The proposed location of the requested map amendment at the southwest corner of Concordia Cemetery will insure there can be no negative impact on any constituents or businesses in Forest Park. With the Eisenhower Expressway to its south, the Des Plaines River to its west, and only trees, grass, and graves to its north and east no one except the people passing on the Eisenhower Expressway will even be able to see the proposed message advertising sign;
- 15.) While there will be no negative impact caused by the map amendment and the advertising sign that would then be permitted on the newly zoned I-2 property, there will however, be positive benefits including, a more economically stable cemetery, the Village’s ability to put public service announcements on the billboard, and the information transmitted to the travelers on the Eisenhower Expressway;

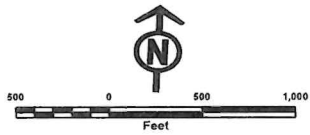
- 16.) The Forest Park Comprehensive Plan mandates that the Village work to “improve the perimeter of cemetery properties by promoting fencing . . . and landscaping features.” With the erosion along the western boundary including the fencing falling into the river, the Village has the opportunity consistent with its Comprehensive Plan’s mandate to help Concordia improve its western perimeter by granting the requested map amendment; and
  
- 17.) The applicant incorporates and restates here all of the statements made in the Petition to Approve a Preliminary Plat of Subdivision with its attached exhibits together with the statements made in the application for a conditional use, all of which needs to be considered as one three step application and proposal because the requested zoning change; map amendment cannot move forward unless the Subdivision petition and the conditional use application are also granted.

Respectfully Submitted,

Concordia Cemetery

# PROPOSED ZONING MAP

(If Concordia's requested relief is granted, please see circled area)



### LEGEND

**RESIDENTIAL DISTRICT**

- R-1 LOW DENSITY
- R-2 MEDIUM DENSITY
- R-3 HIGH DENSITY

**COMMERCIAL DISTRICT**

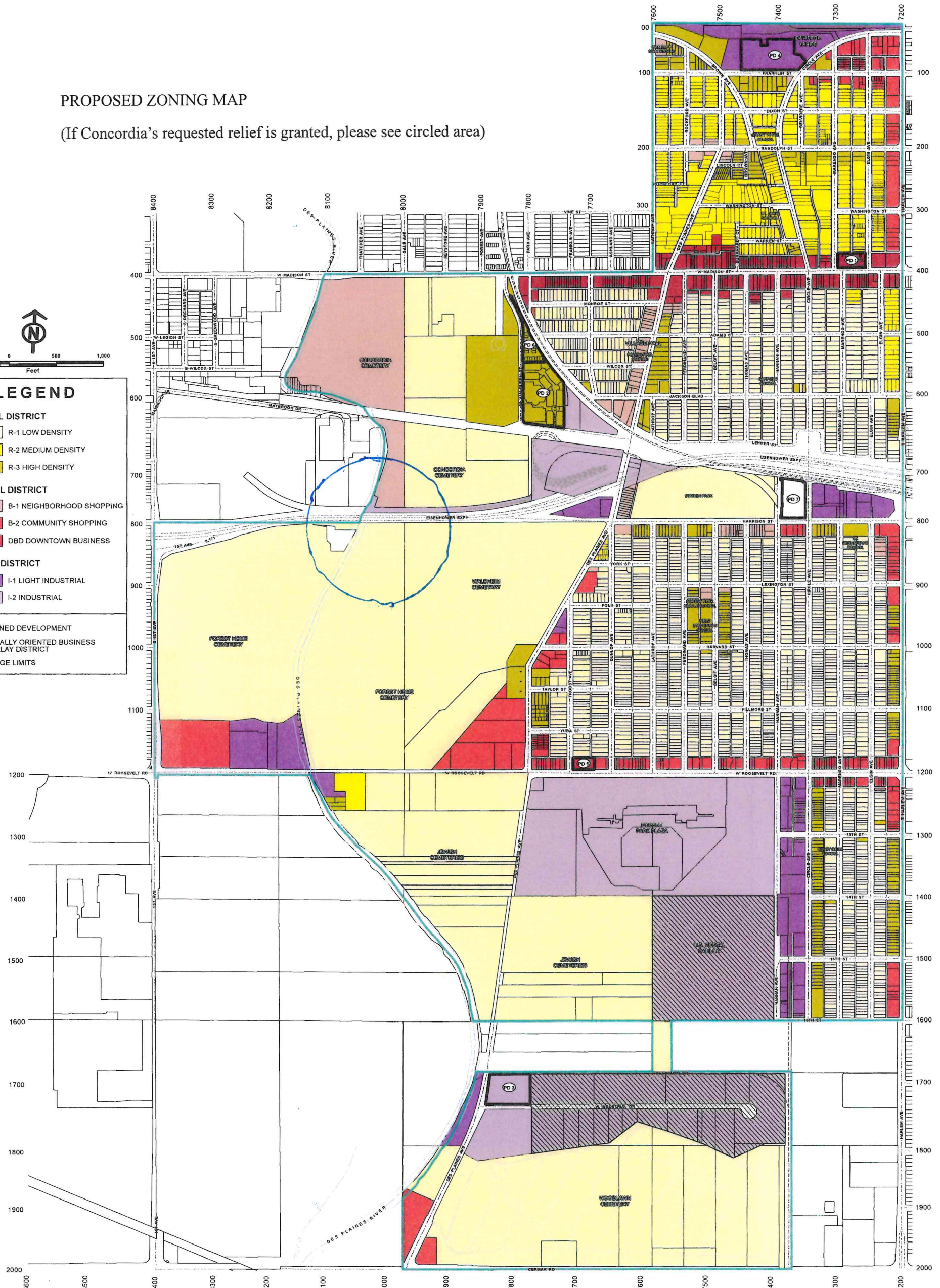
- B-1 NEIGHBORHOOD SHOPPING
- B-2 COMMUNITY SHOPPING
- DBD DOWNTOWN BUSINESS

**INDUSTRIAL DISTRICT**

- I-1 LIGHT INDUSTRIAL
- I-2 INDUSTRIAL

**OTHER FEATURES**

- PLANNED DEVELOPMENT
- SEXUALLY ORIENTED BUSINESS OVERLAY DISTRICT
- VILLAGE LIMITS



- #### INDEX OF PLANNED DEVELOPMENTS
- MADISON COMMONS O-49-03, O-50-03
  - THE RESIDENCES AT THE GROVE O-01-05, O-02-05
  - LIFETIME STORAGE O-38-13
  - FARMINGTON O-35-15
  - DOLLAR TREE O-16-16
  - VAN BUREN TOWNHOMES O-20-17
  - 7329 W. HARRISON O-10-17

NOTE: PARCEL BOUNDARIES BASED ON COOK COUNTY ACCESSORS DATABASE CREATED DEC. 20, 2019

## Village of Forest Park Conditional Use Permit Application

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### 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

- o 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.
- o 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.
- o 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.
- o 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.
- o 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

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

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- o Site plan showing proposed improvements
- o Architectural plans and elevations showing proposed improvements
- o Any supporting materials such as photographs or petitions that support the zoning request
- o 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**

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**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: 7900 Madison St, Forest Park, IL 60130

PIN(s): 15-14-203-006-0000 (PART OF)

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

Current Land Use: The land is currently a part of the Concordia Cemetery

Current Property Size: 16,874 SF

Building size: N/A

Parking stalls (total): N/A

**Proposed Development Information**

Proposed Development Name: Concordia Cemetery Billboard

Proposed Special Use: Billboard

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) \_\_\_\_\_

In conjunction with a petition for lot subdivision and map amendment the applicant is seeking a conditional use to allow for the construction of a new billboard on a small portion of the Concordia Cemetery property.

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

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**APPLICATION COVER SHEET continued**

Character of surrounding area:

	Zoning	Jurisdiction	Existing Land Use
North	B-1	Forest Park	Cemetery
South	I-2	Forest Park	Industrial
East	B-1	Forest Park	Cemetery
West	I-2	Maywood	Industrial

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

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

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**CONTACT INFORMATION**

**Applicant Information:**

Name: Concordia Cemetery Association, an Illinois not-for-profit corporation  
Company: Concordia Cemetery  
Address: 7900 W Madison St  
City, State, Zip Code: Forest Park, IL 60130  
Phone: 708-336-0017 Fax: \_\_\_\_\_  
Email Address: Information@InGodsArms.com  
Applicant Relationship to Property (i.e. Owner, Surveyor, Architect, Attorney): Owner

**Owner Information (if different from applicant):**

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

**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: \_\_\_\_\_  
Email Address: Tmoore@mccarthyduffy.com

Builder Name: To be determined.  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email Address: \_\_\_\_\_

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

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**CONTACT INFORMATION continued**

Developer Name: Image Media Advertising Inc.  
\_\_\_\_\_  
Company: Image Media Advertising Inc.  
\_\_\_\_\_  
Address: 5101 Darmstadt Rd  
\_\_\_\_\_  
City, State, Zip Code: Hillside, IL 60162  
\_\_\_\_\_  
Phone: 312-988-4600 Fax: \_\_\_\_\_  
Email Address: mscheid@imageoutdoor.com  
\_\_\_\_\_

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

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PETITIONER'S AFFIDAVIT

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

I, Kirk L Carpenter, hereby certify that on 10th Day of January, 2026, 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: 7900 Madison St, Forest Park, IL 60130

Project name: Concordia Cemetery Billboard

Petitioner' Name: Kirk L Carpenter

Signature:  Kirk L Carpenter

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  
Kirk L Carpenter (Name of petitioner – not the property owner) has been authorized to submit an  
application for the following action: Petition for conditional use  
Upon the property at: 7900 Madison St, Forest Park, IL 60130 and  
that the proposed work and all related inspections are hereby authorized.

X Kirk L Carpenter

Name of Petitioner (Applicant)

Concordia Cemetery Association, an Illinois not-for-profit corporation

Signature of Applicant and Date

Concordia Cemetery Association, an Illinois not-for-profit corporation

Name of Property Owner/Legal Representative

X Kirk L Carpenter

1-10-2026

Signature of Property Owner/Legal Representative and Date

NOTARY

STATE OF Illinois)

COUNTY OF Cook) ) SS.

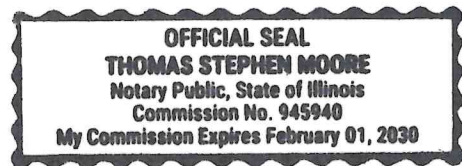
I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

Kirk Carpenter  
(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 10th day of January, 2026.

Thomas Stephen Moore  
Signature of Notary Public



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

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**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 is located in a small section of the Concordia Cemetery that is currently vacant and not used by Concordia. This small strip of land will be leased to Image Outdoor to construct a new billboard facing the Eisenhower Expressway. There are no residents near the new billboard and there will be no detrimental impact to the public.

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 conditional use will not be injurious to other property in the immediate vicinity. This small strip of land is vacant and not used by Concordia who will continue operating as always while creating a new revenue source for Concordia which will be used to repair areas that the river are eroding including the perimeter fence which is falling into the river.

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 surrounding property is owned by Concordia Cemetery which does not use this particular small strip of land. Concordia Cemetery will continue operating its cemetery business which will not be impeded by the proposed billboard. This small strip is in a corner of the larger Concordia property abutting the Des Plaines River. There is no vacant property available for development or improvement, so the proposed conditional use cannot impede development.

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

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**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.)*

Once operating the billboard sign needs no public facilities or services and the only utility needed will be an electric service which is available on site.

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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 location of the proposed billboard will have no impact on traffic congestion in the public streets. Once constructed the sign will require minimal upkeep and will be accessed through the Concordia Cemetery roadway.

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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 will assist the Concordia Cemetery by utilizing a small vacant piece of land the cemetery does not use, and will create a new revenue source for Concordia which will be used to repair the surrounding area that the river is eroding and rebuild the perimeter fence which is falling into the river.

Maintaining and keeping one of Forest Parks cemeteries viable is consistent with the Forest Park Comprehensive Plan.

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 conditional use will be on a small subdivided piece of the larger Concordia Cemetery property. This proposal creates a unique situation not contemplated by many of Forest Park's regulations. Nonetheless the billboard sign will be under the 75' height regulation, and the required 5' off the adjacent (CTA) property on a lot that is longer than it is wide and complies with the minimum subdivided lot square footage.

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## Village of Forest Park

### Description of Requested Conditional Use

NOW COMES, Concordia Cemetery, an Illinois not-for-profit corporation and in conjunction with a petition to approve a Preliminary Plat of Subdivision and an application for Rezoning, Map Amendment, respectfully requests that the Village of Forest Park, accept, review, consider and approve this application for a Conditional Use and in support thereof states:

- 1.) The Forest Park Village Code provides that certain uses because of their unique characteristics require special consideration of the impact that use may have upon neighboring land as well as the public need for the particular use in that particular location. The applicant Concordia Cemetery requests to put an advertising billboard in the southwest corner of its property next to the Eisenhower Expressway and Des Plaines River, far away from any other residential or commercial use, which is exactly the kind of unique use that the Forest Park Conditional Use ordinance was created for because it will have no negative impact on surrounding properties and will allow Concordia Cemetery to have the resources it needs to maintain and stabilize its facilities particularly along the encroaching river bank;
- 2.) The proposed conditional use is located in a small section of the Concordia Cemetery that is currently vacant and not used by Concordia. This small strip of land will be leased to Image Outdoor to construct a new billboard facing the Eisenhower Expressway. There are no residents near the new billboard and there will be no detrimental impact to the public;
- 3.) The proposed conditional use will not be injurious to other property, there actually isn't any other property around the proposed site. This small strip of land is vacant and not used by Concordia who will continue operating as it always has while creating a new revenue source for Concordia which will be used to repair areas that the river is eroding including the perimeter fence which is falling into the river;
- 4.) The Forest Park Comprehensive Plan mandates that the Village work to "improve the perimeter of cemetery properties by promoting fencing .... and landscaping features." With the erosion along the western boundary including the fencing falling into the river, the Village has the opportunity consistent with its Comprehensive Plan's mandate to help Concordia improve its western perimeter by granting the requested conditional use;

- 5.) The proposed Conditional Use will assist Concordia Cemetery by utilizing a small vacant piece of land the cemetery does not use, and will create a new revenue source for Concordia which will be used to repair the surrounding area that the river is eroding and rebuild the perimeter fence which is falling into the river. Maintaining and keeping one of Forest Park's cemeteries viable is consistent with the Forest Park Comprehensive Plan;
- 6.) The surrounding property is owned by Concordia Cemetery which does not use this particular strip of land. Concordia Cemetery will continue operating its cemetery business which will not be impeded by the proposed billboard. This small strip is in a corner of the larger Concordia property abutting the Des Plaines River. There is no vacant property available for development or improvement, so the proposed conditional use cannot impede development;
- 7.) Once operating the billboard sign needs no public facilities or services and the only utility needed will be an electric service which is available on site;
- 8.) The location of the proposed billboard will have no impact on traffic congestion in the public streets. Once constructed the sign will require minimal upkeep and will be accessed through the Concordia Cemetery roadway;
- 9.) The proposed Conditional Use will be on a small, subdivided piece of the larger Concordia Cemetery property. This proposal creates a unique situation not contemplated by many of Forest Park's regulations. Nonetheless the billboard sign will be under the 75' height regulation, and the required 5' off the adjacent (CTA) property on a lot that is longer than it is wide and complies with the minimum subdivided lot square footage; and
- 10.) The applicant incorporates and restates here all of the statements made in the Petition to Approve a Preliminary Plat of Subdivision with its attached exhibits together with the statements made in the application for rezoning, map amendment, all of which needs to be considered as one three step application and proposal because the requested Conditional Use cannot move forward unless the Subdivision petition and the map amendment application are also granted.

Thank you for your consideration.

Respectfully Submitted,

Concordia Cemetery

## Village of Forest Park

### Petition to Approve Preliminary Plat of Subdivision

Now Comes, Concordia Cemetery Association, an Illinois not-for-profit corporation (“Concordia Cemetery”), and respectfully requests that the Village of Forest Park accept, consider, review, and approve the attached preliminary Plat of Subdivision (Exhibit 1 attached) and in support thereof states:

- 1.) Concordia Cemetery was founded right after the great Chicago fire in 1872 and has been an integral part of the local community including the original Village of Harlem and later the separate Village of Forest Park founded on April 17, 1907;
- 2.) Concordia Cemetery is the owner of the property to be subdivided (Please see Chicago Title letter attached as Exhibit 2);
- 3.) As the cemetery has become more full, its cash flow has diminished, but maintenance costs have increased;
- 4.) In addition to routine maintenance costs, more recently, Concordia Cemetery is facing the need for significant and costly infrastructure expenditures due to the Des Plaines River bank at the western boundary of the cemetery eroding and undermining the western boundary fence and a portion of the western boundary private access roadway (Please see pictures attached as exhibit 3);
- 5.) Concordia Cemetery has agreed to lease a small portion of its land at its southwest corner to Image Media Advertising Inc (“Image Media”). If Image Media is able to obtain a permit to build a two faced digital billboard message sign at that location, it will generate a significant revenue stream to Concordia Cemetery for many decades into the future better allowing Concordia to maintain and improve its facilities (Please see the affidavit of Kirk Carpenter, the general manager of Concordia Cemetery attached as exhibit 4);
- 6.) Image Media already has the approval from the Illinois Department of Transportation at this location (Please see the Notice of Permit Approval attached hereto as exhibit 5);
- 7.) The Forest Park Code would allow an advertising sign to be in an I-2 zoning district with the granting of a conditional use;

- 8.) The current zoning designation of the western portion of the Concordia Cemetery is designated as a B-1 zoning district;
- 9.) The property immediately south of the western portion of the cemetery is designated I-2 and that zoning designation could be expanded to include the area where a billboard message sign then would be permitted to be placed if Concordia's request for a conditional use filed herewith is also granted;
- 10.) A billboard message sign is not a permitted use in a B-1 zoning district but it would be unreasonable to change the entire western portion of the cemetery to I-2 zoning, so it has been suggested that a subdivided lot should be created which then could be the subject of a map amendment for the limited area necessary for Image Media to construct the billboard message sign;
- 11.) The attached preliminary Plat of Subdivision would establish a 16,874 square foot subdivided lot which would comply with the Forest Park Code minimum square foot requirement for a subdivided lot and upon rezoning to I-2 could contain the proposed billboard message sign;
- 12.) The Forest Park subdivision regulations are clearly and exclusively focused on creating traditional residential blocks with streets, alleys, and infrastructure to support homes and businesses. Concordia Cemetery would require relief from the various requirements that have no application to this situation, for instance the subdivision code requires the subdivided lot to be on a public street and while Concordia Cemetery is on Madison Street the subdivided lot will be readily accessed through a series of internal access roads in the cemetery but cannot actually be directly on a public street (Please see a map of Concordia's internal access roads attached as exhibit 6);
- 13.) As a part of the package of requests for approval to be filed with this request for an approval of the preliminary Plat of Subdivision, the applicant will simultaneously request a map amendment of the subdivided lot to I-2, a conditional use to allow a billboard message sign in the I-2 designated lot and such variances or other relief as is necessary to allow subdivision of a lot that cannot meet the traditional rectangular and other subdivision requirements that are inapplicable to this unique situation;
- 14.) Concordia's need for the additional ongoing dependable revenue stream and the Forest Park subdivision code's inapplicability to accommodate this unique situation create hardships that require Forest Park's accommodation and approval of the requested preliminary plat of subdivision and other requested relief;

- 15.) As a part of its lease agreement with Image Media, Concordia Cemetery will require Image Media to reserve time for the Village of Forest Park to make public service announcements on a regular basis at no charge to Forest Park, thus creating a public benefit in addition to helping one of Forest Park's oldest institutions remain viable;
- 16.) Please see exhibit 7 which is a partial topographical survey showing where the sign will be placed, indicating that it will be 5 feet set back from Concordia's south property line and 10 feet east of the Des Plaines River flood plain;
- 17.) Please see exhibit 8 which are preliminary sign engineering drawings indicating the sign structure will be 5 feet wide with back to back signs each with a sign face of 20' x 60' and a total height of 75';
- 18.) Please see exhibit 9 which shows an approximate view of the sign as it will be seen from both the east and west bound Eisenhower expressway.
- 19.) Please see exhibit 10, a legal description of the proposed subdivided lot which would also become the legal description for the map amendment and the conditional use.
- 20.) Please see exhibit 11, a copy of a letter to the Illinois Department of Transportation attaching a copy of the proposed preliminary plat of subdivision.

Now therefore, for all of these reasons and to support the continuing vitality of Concordia Cemetery as is mandated and supported by the Forest Park Comprehensive Plan, Concordia Cemetery, through its attorneys McCarthy Duffy LLP respectfully requests the approval of the preliminary Plat of Subdivision, Exhibit 1 attached hereto.

Respectfully Submitted,



Concordia Cemetery

By its attorney Thomas S. Moore

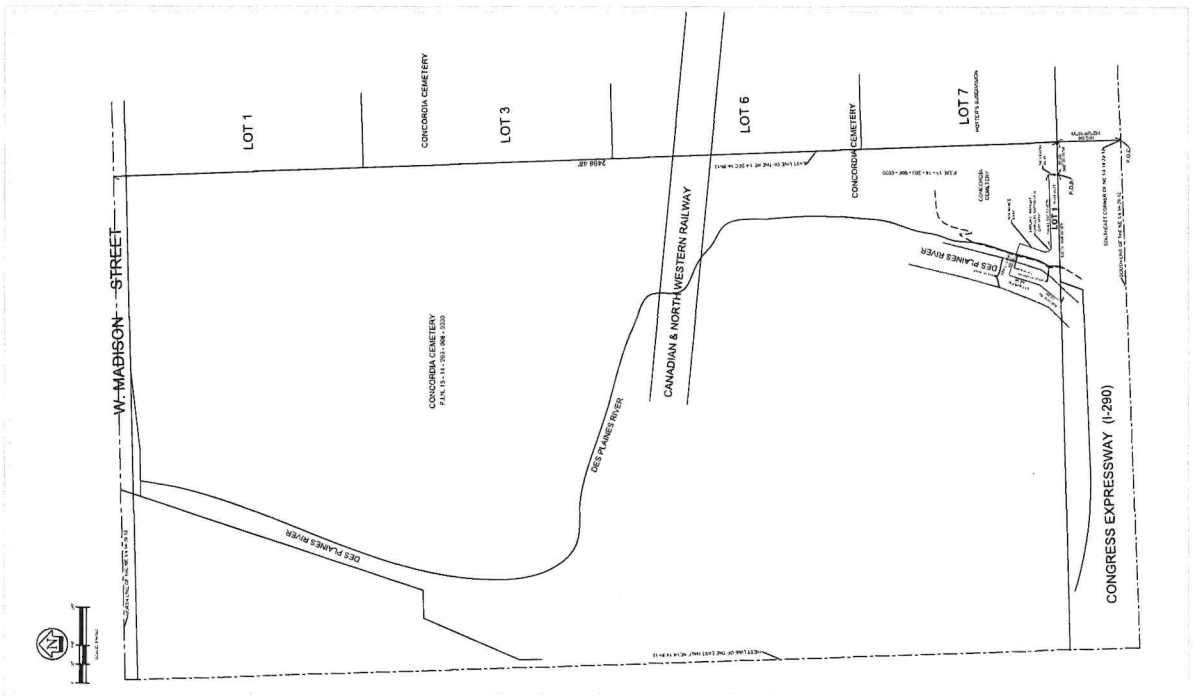
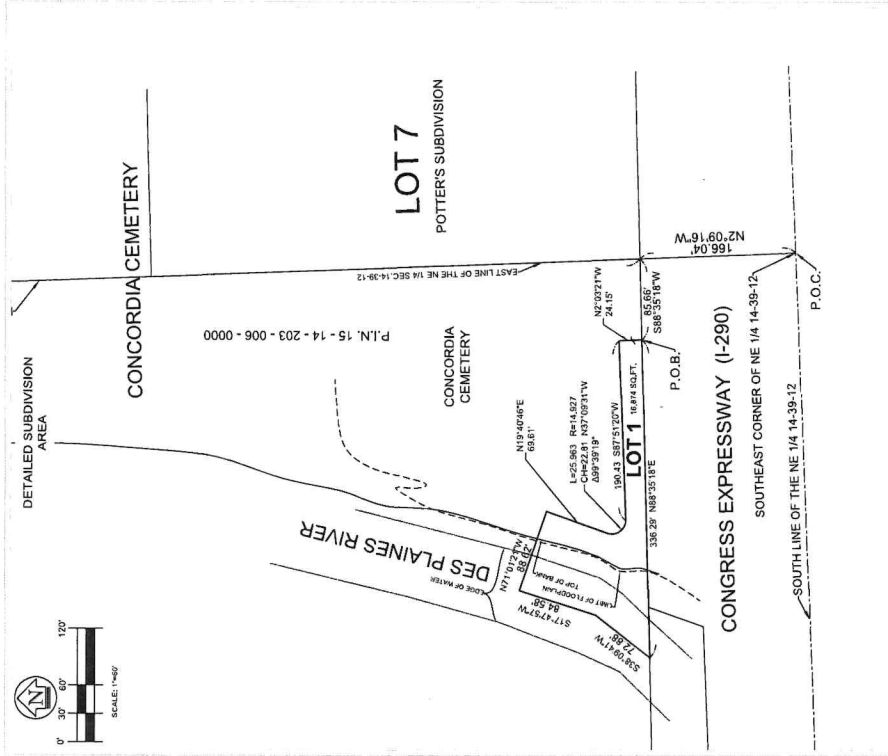
Exhibit #1

Preliminary Plat of Subdivision

# CONCORDIA SUBDIVISION

OF PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS  
 KNOWN AS: 7800 MADISON STREET, FOREST PARK, ILLINOIS  
 COOK COUNTY INDEX NUMBER: 15 - 14 - 203 - 006 - 0000 (PART OF)

**LOT 1**  
 AREA = 18,874 SQ. FT. OR 0.387 ACRES  
 TOTAL SUBDIVISION AREA  
 18,874 SQ. FT. OR 0.387 ACRES



PROJECT No.:	PLAT PREPARED FOR:	PLAT PREPARED BY:	NO.	REVISIONS	DATE
2025 - 32400	IMAGE MEDIA ADVERTISING INC	UNITED SURVEY SERVICE LLC	1		
ISSUE DATE: 11/04/25		CONSTRUCTION AND LAND SURVEYORS	2		
SCALE: 1"=150'		7710 CENTRAL AVENUE, RIVER FOREST, IL 60005	3		
SHEET NUMBER		TEL: (630) 467-2981	4		
1 OF 2		EMAIL: USURVEY@USANDCS.COM	5		
			6		

SEND TAX BILL TO

# CONCORDIA SUBDIVISION

OF PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS  
KNOWN AS: 7800 MADISON STREET, FOREST PARK, ILLINOIS  
COOK COUNTY INDEX NUMBER: 15 - 14 - 203 - 006 - 0000

SUBMITTED BY & MAIL TO:  
ROY G. LAWREKZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 32-2290  
117 DESPLAIN AVENUE  
FOREST PARK, IL 60130

### CONCRETE CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERGROUND...  
THE LEGAL INTERESTS OF THE LAND DESCRIBED HEREON...  
SHOWN AND PLAT AS SHOWN HEREON FOR THE PURPOSES OF HAVING  
THIS PLAT RECORDED AS PROVIDED BY LAW.  
IN WITNESS WHEREOF, I, A.D. 2011,...

### RECORDERS CERTIFICATE

THE INSTRUMENT FILED FOR RECORD IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON THIS... DAY OF... A.D. 2011, BY... COUNTY RECORDER...

### VILLAGE ENGINEER'S CERTIFICATE

BY SIGNATURE AS VILLAGE ENGINEER FOR THE VILLAGE OF FOREST PARK, ILLINOIS, I HEREBY CERTIFY THAT THESE...  
AND NO OTHER...  
THAT THE PLAT MEETS ALL THE REQUIREMENTS OF VILLAGE ORDINANCES.  
DATED THIS... DAY OF... A.D. 2011.

### COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS ) S.E.  
COUNTY OF COOK )  
I, COUNTY CLERK... COUNTY CLERK, ILLINOIS DO HEREBY  
GENERAL LAWS AND ORDINANCES...  
ALL STATUTES RELATING TO RECORDATION WITH THE UNDEVELOPED PLAT.  
THIS... DAY OF... A.D. 2011,...

### VILLAGE TREASURER

BY: VILLAGE TREASURER

### COMMISSIONER

BY: COMMISSIONER

### BOARD OF VILLAGE PRESIDENT

STATE OF ILLINOIS ) S.E.  
COUNTY OF COOK )  
PLAT APPROVED AND NEGOTIATIONS BETWEEN PERSONS ARE HEREBY APPROVED BY THE VILLAGE  
OF FOREST PARK, ILLINOIS, ON THIS... DAY OF... A.D. 2011.

### PLAT COMMISSIONER'S CERTIFICATE

APPROVED BY THE BOARD OF VILLAGE PRESIDENT ON THIS... DAY OF... A.D. 2011.

THIS IS TO CERTIFY THAT THE CONCRETE MONUMENTS, AS SHOWN AND DESCRIBED HEREON, ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAT ACT, 765 ILCS 650/0.1-0.14. THE MONUMENTS WILL BE SET AS REQUIRED BY THE PLAT ACT, 765 ILCS 650/0.1-0.14. THE MONUMENTS WILL BE SET WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF FOREST PARK, ILLINOIS WHICH HAS ADOPTED A COMPREHENSIVE PLAN I SUBMITTED BY WITHIN ZONE A UNSHARED, AS SHOWN IN THE FLOOD CONTROL DISTRICT MAP NUMBER 4477, MAP NUMBER 1311 C COMMUNITY NUMBER 17042, EFFECTIVE DATE AUGUST 19, 2004, AS PUBLISHED BY THE FEDERAL COMMUNITY NUMBER 17042 AND SEAL THIS 15th DAY OF NOVEMBER, 2005 AT RIVER FOREST, ILLINOIS.

PROJECT No.:	PLAT PREPARED FOR:	PLAT PREPARED BY:	NO.	REVISIONS	DATE
2025 - 32400	IMAGE MEDIA ADVERTISING INC	UNITED SURVEY SERVICE, LLC	1		
ISSUE DATE: 11/04/25		CONSTRUCTION AND LAND SURVEYORS	2		
		7710 CENTRAL AVENUE, RIVER FOREST, IL 60095	3		
SCALE: 1"=150'		TEL: (647) 299-1010 FAX: (647) 299-5887	4		
SHEET NUMBER		E-MAIL: USURV@USANDCS.COM	5		
2 OF 2			6		



Exhibit #2

Chicago Title letter

1

BK

**From:** Katz, Barry R. [barry.katz@saul.com](mailto:barry.katz@saul.com)  
**Subject:** FW: Concordia Cemetery (15-14-203-006)  
**Date:** December 19, 2022 at 12:57 PM  
**To:** MScheid@IMAGEOUTDOOR.com

Mike: See the email below with the attachments from Chicago Title Insurance Company stating that Parcel 15-14-203-006 is owned by Concordia Cemetery. The Letter Report and Vesting Deed are attached.

Please contact me with any questions or comments.

Barry

**Barry R. Katz**  
Partner  
**SAUL EWING LLP** | 1100 N. Dearborn Street, Suite 2000  
**Office:** (312) 876-7817 **Cell:** (817) 429-3159

**From:** Matula, Michael <mike.matula@ctt.com>  
**Sent:** Monday, December 19, 2022 11:27 AM  
**To:** Katz, Barry R. <barry.katz@saul.com>  
**Cc:** Sutton, Cheri <cheri.sutton@ctt.com>  
**Subject:** Concordia Cemetery (15-14-203-006)

**\*\*EXTERNAL EMAIL\*\* - This message originates from outside our Firm. Please consider carefully before responding or clicking links/attachments.**

This message was sent securely using Zix<sup>®</sup>

Barry,

As requested, I have attached the ownership report and vesting deed for PIN 15-14-203-006.

Please note that Concordia Association was vested with title to the parcel by a Quitclaim Deed recorded on October 27, 1958 as document 17358149. The legal description set forth on page 2 of the Quitclaim Deed corresponds to the legal description for PIN 15-14-203-006.

If you have any questions or need further clarification, please don't hesitate to let me know.

**Michael Matula**  
Production Supervisor  
O: 312-223-2714 | F: 312-223-3079  
[mike.matula@ctt.com](mailto:mike.matula@ctt.com)

2

LETTER REPORT



CHICAGO TITLE  
INSURANCE COMPANY

**Customer Name and Address:**

Saul Ewing Arnstein & Lehr LLP  
161 North Clark Street, Suite 4200  
Chicago, IL 60601

**Customer Reference:**

Concordia Cemetery

**Borrower Name and Address:**

Concordia Cemetery  
Van Buren St  
Maywood, IL 60153

**Order No.:** CCHI2207775TS

**Please Direct Inquiries To:**

Chicago Title Insurance Company  
10 South LaSalle Street, Suite 3100  
Chicago, IL 60603  
(312)223-4627

**Effective Date:** December 1, 2022

**Property:** Van Buren St  
Maywood, IL 60153

**A. Last Grantee Of Record:**

The Concordia Cemetery Association, an Illinois Corporation

**B. Current Year Real Estate Tax Information:**

No search has been conducted of the Real Estate Tax records. In order to determine status of the real estate taxes, please contact the Title Company. There may be an additional charge to provide this information

**C. Mortgages, Judgments And Other Liens Of Record:**

1. No search has been conducted of the real estate records for any open mortgages or liens . In order to determine status please contact the Title Company. There may be an additional charge to provide this information

**D. Legal Description:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF



CHICAGO TITLE  
INSURANCE COMPANY

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 15-14-203-006**

ALL THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE DESPLAINES RIVER EXCEPT THE SOUTH 171.23 FEET AND EXCEPT THAT PART FALLING WITHIN THE RAILROAD RIGHT OF WAY, IN COOK COUNTY, ILLINOIS

## LETTER REPORT

(continued)

### TERMS AND CONDITIONS

This search is of the land described herein by legal description and where based upon a street address furnished by applicant, the Company assumes no liability for the accuracy of the determination that the street address so furnished and listed, and the land described by legal description, constitutes the same premises. This search is made of Property Insight (and in certain situations, other) tract indices, which are geographic indices organized by legal description. Recorded instruments, including deeds or mortgages, which do not contain legal descriptions, are not posted in such tract indices and will not be disclosed by this search.

In the event of error in the posting or searching of the said indices or in the reporting of the requested information, applicant agrees that the liability of the Company is limited to actual damages sustained by applicant, but in no event shall such liability exceed Ten Thousand And No/100 Dollars (\$10,000.00), in the aggregate, for all searches ordered by a single application. If applicant does not pay the Company search charges within thirty (30) days of placement of order, the Company shall be relieved of all liability for error. The Company does not analyze instruments for legal sufficiency. Instruments are posted to tract indices and reported by searchers based upon the characterization of the instrument by its preparer. This search is not a title insurance policy, guarantee, or opinion of title and should not be relied upon as such.

This search is made by the Company solely for the benefit of the applicant. No third party (other than a party making a loan on the land described herein) shall have any right to rely on said search for any purpose whatsoever under any third party beneficiary theory, products liability theory or any other theory of law whatsoever.

U.S. Fair Credit Reporting Act, 15 U.S.C. 1681-1681t Statement:

This search is furnished by the Company for the purpose of providing information relative to the record ownership of the subject land and without any regard to the credit worthiness of the particular parties who have owned or possessed the land during the search period.

The information furnished on this search is based on the spelling of the names searched as furnished by the applicant. Items posted against corporate names, the spelling of which may vary from the corporate name search by us, have not been shown.

This search does not show judgments unless a memorandum of the judgment has been filed in the County Recorder's Office pursuant to 735 ILCS 5/12-101.

No search has been made of the index in the district office of the Internal Revenue Service under Sec. 6323(f)(4) of the Internal Revenue Code.

The applicant acknowledges that this search will be used only for the purposes certified in the application previously furnished us, and is not to be used contrary to the provisions of the Fair Credit Reporting Act (FCRA), 15 U.S.C. 1681-1681t.

NOTE: The Company is forbidden by the FCRA from disclosing in response to an application any bankruptcy more than fourteen (14) years old, any suit or judgment more than seven (7) years old (unless the governing statute of limitations has not expired), changes of name, divorces or incapacities if more than seven (7) years old, except as otherwise provided in the FCRA.

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 15-14-203-006-0000 and 15-13-100-007-0000**

---

All that part of the Northeast quarter of Section 14, Township 39 North, Range 12 East of the Third Principal Meridian, which lies East of the DesPlaines River, except that part falling within the railroad right of way, in Cook County, Illinois.

also

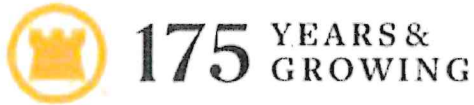
Lot 6 of Augustine Porter's Subdivision of the West half of the Northwest quarter of Section 13, Township 39 North, Range 12 East of the Third Principal Meridian, except that part falling within the railroad right of way, together with a strip of land 7 feet wide taken off from the Southerly side of the 100 foot right of way of the Chicago Great Western Railway Company (successor of the Minnesota and Northwestern Railway Company) extending from the East line of Lot 6 Westerly across said Lot 6, in Cook County, Illinois.

also

That part of Lots 7 and 8, of Porter's Subdivision of the West half of the southwest quarter of Section 13, Township 39 North, Range 12 East of the Third Principal Meridian, lying North of the Congress Expressway, in Cook County, Illinois.

[mike.mattara@ctic.com](mailto:mike.mattara@ctic.com)

**Chicago Title Insurance Company, National Commercial Services | Chicago**  
10 South LaSalle Street, Suite 3100 | Chicago, IL 60603 | [ChicagoNCS.ctic.com](http://ChicagoNCS.ctic.com)



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-----  
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+-----+



PDF

LETTER  
REPORT.pdf



PDF

Quit Claim  
Deed.pdf

Exhibit #3

Pictures of Western Boundary





Exhibit #4

Affidavit of Kirk Carpenter

**AFFIDAVIT**

I, Kirk Carpenter, having been duly sworn, state as follows:

1. My name is Kirk Carpenter and I am the General Manager of Concordia Cemetery and have knowledge of the following facts;
2. Concordia Cemetery presently has a shoring issue on its western-most boundary (adjacent to the Des Plaines River) in need of remediation. We are in need of additional funds to remedy this problem.
3. Image Media has offered to lease a small portion of Concordia Cemetery's vacant land in the southwest corner of Concordia's property next to the Des Plaines River and create a long term significant revenue stream for Concordia Cemetery which the Cemetery will use to address our erosion problem and other long term maintenance issues.
4. If Forest Park would grant the attached petition for subdivision, map amendment application, and conditional use permit application, the long term rent proceeds from Image Media lease will insure a stable and secure future for one of Forest Park's oldest institutions.

I affirm under penalty of perjury that the contents of the foregoing information are true to the best of my knowledge, information, and belief.

Dated this 10 day of January, 2026

X Kirk L Carpenter

Kirk Carpenter

Concordia Cemetery

General Manager

Sworn to and subscribed to me this 10th day of January, 2026

Thomas Moore  
Notary Public

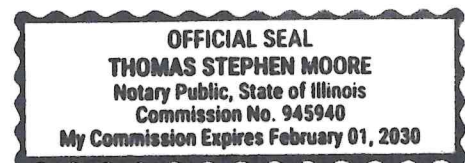


Exhibit #5

Notice of Permit Approval



# Illinois Department of Transportation

Office of Highways Project Implementation / Bureau of Land Acquisition  
2300 South Dirksen Parkway / Springfield, Illinois 62764

February 10, 2023

VIA EMAIL

Image Media Advertising Inc.  
Mr. Michael E. Scheid  
5101 Darmstadt Road  
Hillside, Illinois 60162

**RE: NOTICE OF PERMIT APPROVAL**

Route: I-290  
Location: Village of Forest Park (2,629 Feet W. of Des Plaines Ave.)  
County: Cook  
File No.: 016-502084

Dear Mr. Scheid:

This is to notify you that the application you submitted for an outdoor advertising sign to be located in Village of Forest Park has been approved. A copy of the approved permit application, assigned Permit No. 016-502084, is enclosed for your files.

**Please contact this office once the sign has been erected. After receiving notification, the Department will perform a final inspection and will place an approved tag on the sign if the sign is found to be compliant.**

If you have any questions or need additional information, please contact Tim Hoesli in the Outdoor Advertising Control Section at (217) 785-0808 or [DOT.Billboards@Illinois.gov](mailto:DOT.Billboards@Illinois.gov).

Very Truly Yours,

A handwritten signature in blue ink that reads "LRML".

Laura R. Mlacnik, P.E.  
Engineer of Land Acquisition  
Bureau of Land Acquisition

Enclosure:  
Copy of Approved Application



Application for Outdoor Advertising Permit  
Business Area Sign - Interstate Highway



AA

Note: All fields marked with an asterisk (\*), or outlined in red, are required fields.

IDOT USE ONLY  
1) Permit No. 016-502084

2) Owner of Proposed Sign

Name  
Image Media Advertising, Inc.

Address  
5101 Darmstadt Rd. Suite A

City State Zip Code  
Hillside IL 60162

E-mail Phone  
mscheid@imageoutdoor.com (312) 972-4600

3) Owner of Land

Name  
Concordia Cemetery Association

Address  
7600 West Madison St.

City State Zip Code  
Forest Park IL 60130

E-mail Phone  
kcarpenter@ingodsarms.com (708) 366-0017

7900 WEST MADISON ST  
marked 6/8/22

4) Proposed Sign Location

County Marked Route Number  
Cook I-290 Eisenhower Expressway

Sign will be located 2629  feet  mile(s) West of Des Plaines Ave.

N/S/E/W Landmark

78  feet  mile(s) North of the highway right-of-way.

N/S/E/W

GPS Coordinates in decimal format  
latitude (eg. 37.2980370) 41.872402 longitude (eg. -89.4820425) -87.824859

\*Is the proposed sign located WITHIN or OUTSIDE of incorporated limits?  Within  Outside  
If the sign is located WITHIN incorporated limits complete item #5. If sign is located OUTSIDE incorporated limits complete #6.

5) Sign will be located: (Select one)

300-499 ft.  600-1,000 ft.  More than 1,000 ft. from the nearest existing or other proposed signs (other than signs advertising activities conducted on the property or the sale or lease of the property on which they are located).

6) For signs located within incorporated limits, provide the following:

Name of Municipality Present Zoning Classification  
Village Of Forest park B1

Was site within incorporated limits on September 21, 1959?  Yes  No

If no, what was the zoning classification on September 21, 1959?

7) For signs located outside of incorporated limits, provide the following:

Name of zoning authority Present Zoning Classification

Zoning Classification on September 21, 1959

The sign will be:

500-599 ft.  600-1,000 ft.  More than 1,000 ft. from the beginning or ending of pavement widening at the exit from or entrance to an interchange, rest area, or weigh station.

8) Description of Proposed Sign:

8A) Sign Type:  Static  Multiple Message

8B) Structure Features: Type:  Free Standing  Wall Mount  Roof Mount

Configuration No. (see diagram provided in Form Instructions): 5

8C) Vertical Supports  Wood  Metal  Vinyl  Other Number 1

8D) Will sign have lighting?  Yes  No If yes, list type Other DIGITAL

8E) Fill in dimensions on appropriate configuration sketch (Pages 6-10).

9) Airport Restrictions:

9A) Is the proposed sign to be located within a two mile radius of any publicly-owned airport?  Yes  No

9B) Name of airport N/A

10) Certification:

The tag issued as a result of this application must remain securely affixed to the front face of the sign or sign structure in a conspicuous position upon completion of sign erection. The sign owner must notify the Illinois Department of Transportation within 10 days after erection of this sign. If sign is not erected within 3 years after date of approval, this permit becomes invalid. If after erection, this sign is found to be in violation of the law, regulations or permit, this permit becomes invalid.

The applicant certifies that all of the information provided is true and accurate and that the applicant is not the owner of, or affiliated with an owner of, an abandoned or illegal sign as defined by Part 522 of the Illinois Administrative Code.

Applicant Signature

Date

*Michael E. Scheid*

4/21/22

Print Name

Title

Michael E. Scheid

President

This certificate is provided to the Illinois Department of Transportation in compliance with the requirements of the Rules for the Control of Outdoor Advertising Adjacent to Primary and Interstate Highways, 92 Illinois Administrative Code Part 522.50(c) (the "Rules").

State of IL

County of DuPage

Signed (or subscribed or attested) before me on 4-21-22 by (date)

MARICAR SICA



Signature of Notary Public

*M. Sica*

My commission expires 3-22-2026

Return completed permit forms with supporting documentation and fee to:

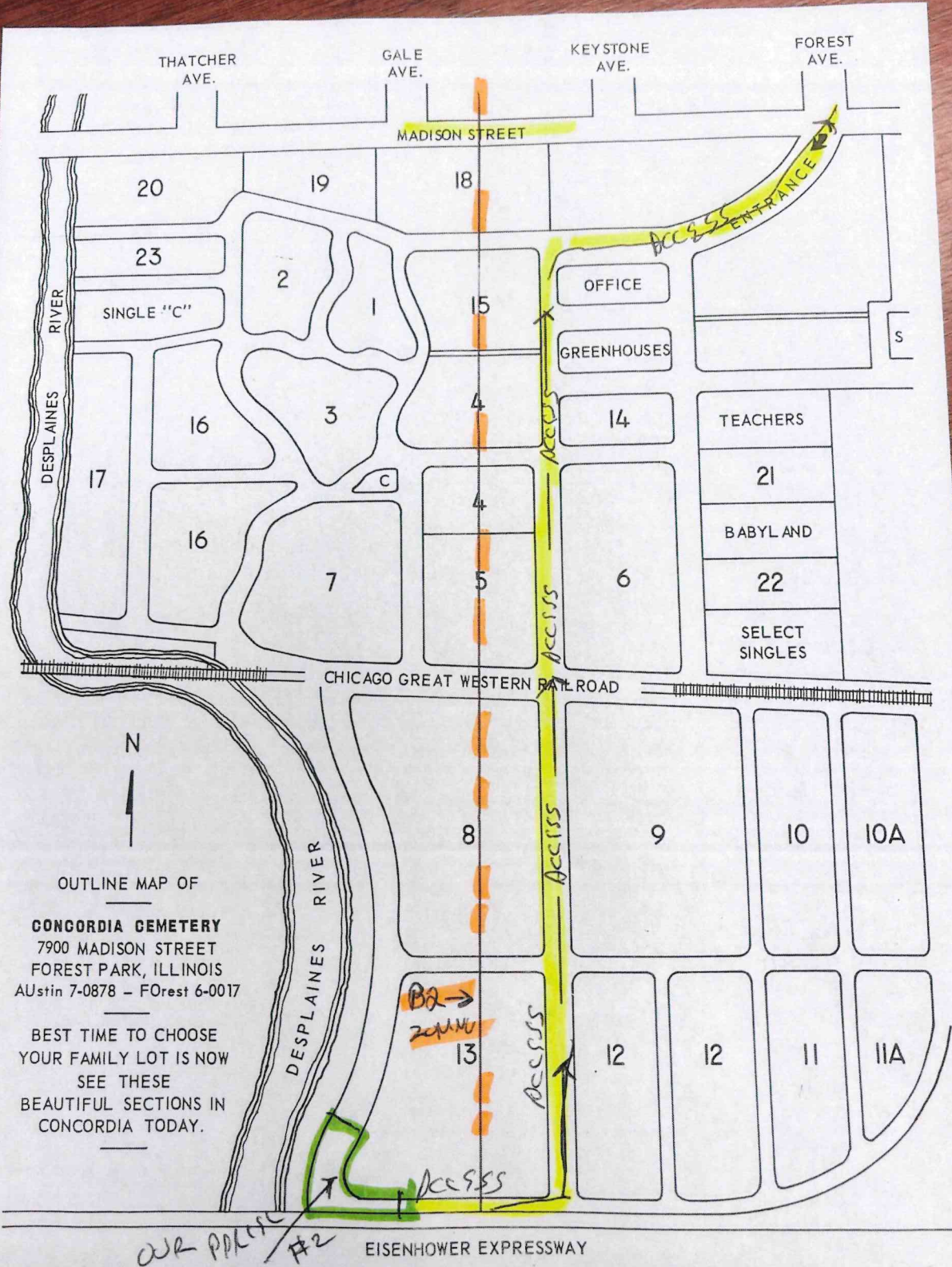
Illinois Department of Transportation  
Bureau of Land Acquisition  
Outdoor Advertising  
2300 South Dirksen Parkway, Room 210  
Springfield, IL 62764

FOR IDOT USE ONLY Do Not Write In this area	
Permit No.	016-502084
Verified By	<i>Jim Horvath</i>
Permit is:	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Not Approved
Signature	Date
<i>2RML</i>	2/10/2023

Disclosure of this information is necessary to accomplish the statutory purpose as outlined under 225 ILCS 440/1 et seq. and 620 ILCS 25/1 et seq. Disclosure of this information is REQUIRED. Failure to provide this information will result in the denial of the permit. This form has been approved by the State Forms Management Center.

Exhibit #6

Map of Concordia's internal access roads



N  
 ↑  
 OUTLINE MAP OF  
**CONCORDIA CEMETERY**  
 7900 MADISON STREET  
 FOREST PARK, ILLINOIS  
 AUstin 7-0878 - FOrest 6-0017  
 BEST TIME TO CHOOSE  
 YOUR FAMILY LOT IS NOW  
 SEE THESE  
 BEAUTIFUL SECTIONS IN  
 CONCORDIA TODAY.

OUR PPLC #2  
 EISENHOWER EXPRESSWAY

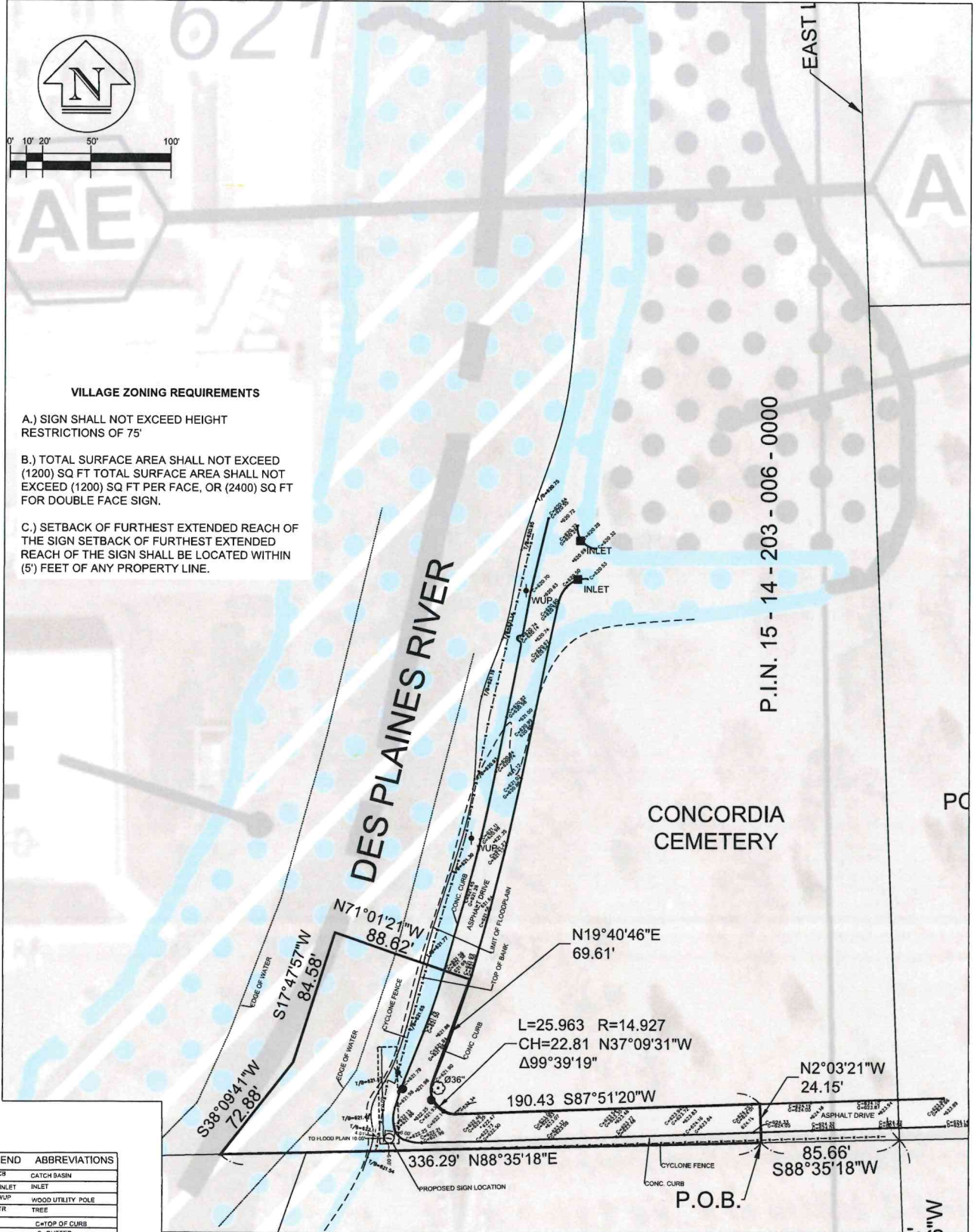
Exhibit #7

Partial topographical survey

# PARTIAL TOPOGRAPHIC SURVEY

FLOOD INSURANCE RATE MAP PANEL 0477J  
 COMMUNITY NUMBER 170092  
 LAST REVISED AUGUST 19, 2008

OF  
 7900 W. MADISON STREET (CONCORDIA CEMETERY), FOREST PARK, ILLINOIS



ELEVATIONS DETERMINED BY GPS METHOD (NAVD 88).

ORDERED BY: IMAGE MEDIA ADVERTISING INC	
SCALE : 1" = 40'	
DATE : NOVEMBER 12, 2025	
FILE No.:	
2025-32400-1	
DATE	REVISION

**PUBLIC UTILITY NOTE:**  
 THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREIN HAS NOT SUBSTITUTED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

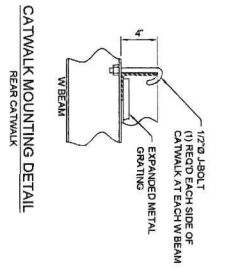
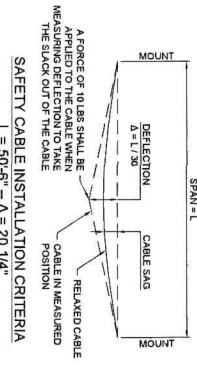
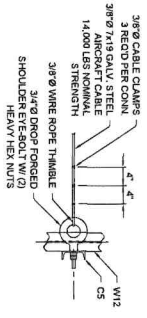
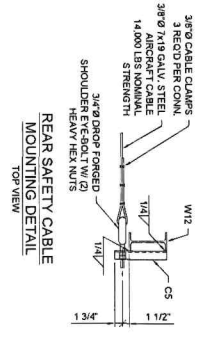
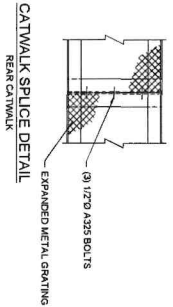
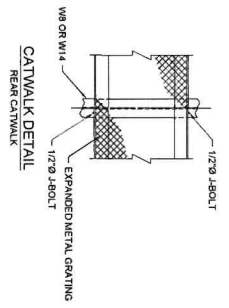
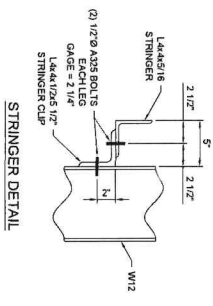
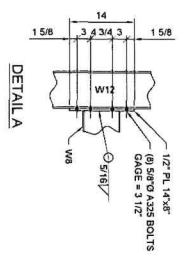
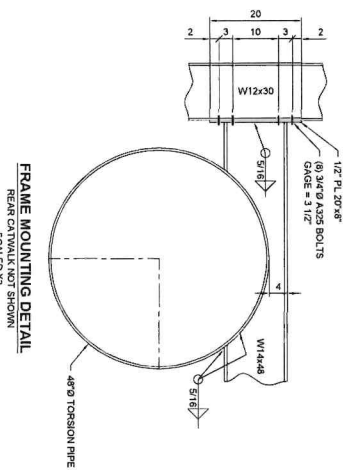
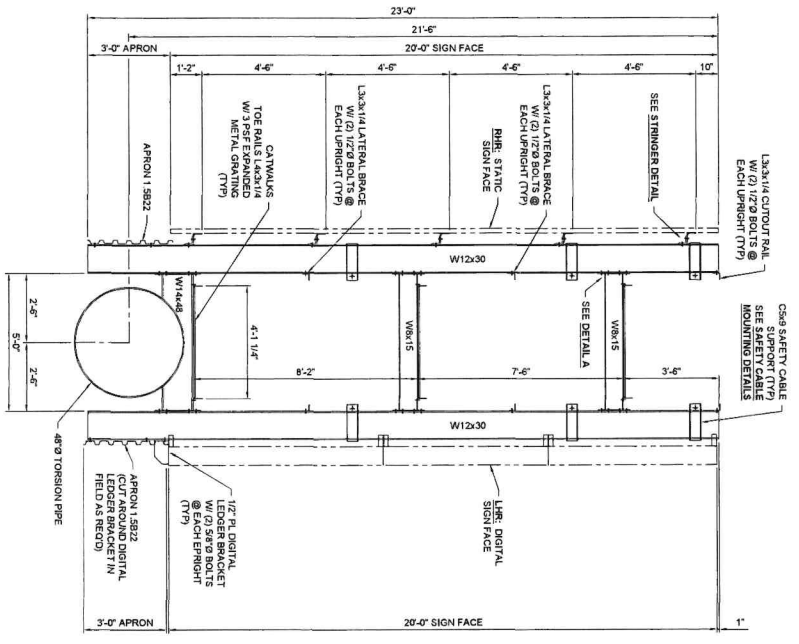
CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, SEWER AND WATER, ETC) PRIOR TO COMMENCING ANY CONSTRUCTION.

THESE COMPANIES WILL LOCATE ON THE GROUND THE LOCATION OF ALL CONDUIT, EXISTING UNDERGROUND PIPING, ETC., ADJOINING AND CROSSING PROPOSED CONSTRUCTION.

PREPARED BY:  
**UNITED SURVEY SERVICE, LLC**  
 CONSTRUCTION AND LAND SURVEYORS  
 7710 CENTRAL AVENUE, RIVER FOREST, IL 60305  
 TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887  
 E-MAIL: USURVEY@USANDCS.COM

Exhibit #8

Preliminary sign engineering drawings



**PRELIMINARY**  
NOT FOR CONSTRUCTION

**ALL STEEL**  
STRUCTURES, INC.  
1801 S. Veterans Club Blvd., (601-501)  
1-800-427-1739

Job No. Prblm. Date: 10/07/25  
20'-0" x 60'-0"  
FF, BB, 75 OAH  
GENERAL ARRANGEMENT  
ENGINEERING DWG. # NA

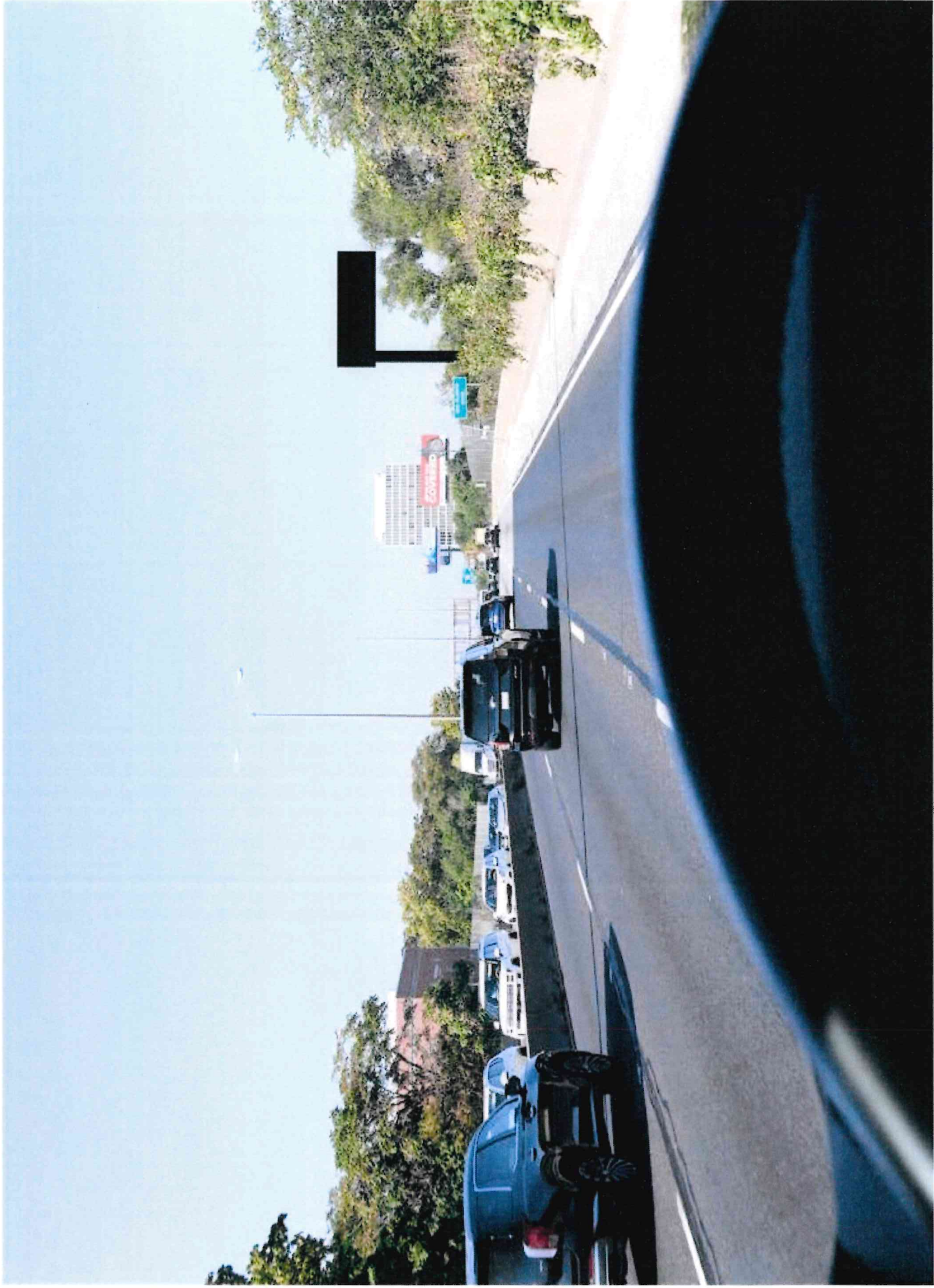
REVISION 0 - 10/07/25  
DRAWING NO. 20'x60' FF BB 75 OAH

CUSTOMER: MADE MEDIA  
LOCATION: FOREST PARK, IL  
ENG. NA CAD. HR.  
DATE: NA



Exhibit #9

Approximate view of the sign



**Concordia I-290 Eisenhower outbound View FE**



**Concordia I-290 Eisenhower inbound View FW**

Exhibit #10

Legal Description of Subdivided Lot

## **LEGAL DESCRIPTION**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF DES PLAINS RIVER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14, THENCE NORTH 2 DEGREES 09 MINUTES 16 SECONDS WEST, A DISTANCE OF 166.04 ALONG THE EAST LINE OF SAID SECTION 14; THENCE SOUTH 88 DEGREES 35 MINUTES 18 SECONDS WEST, A DISTANCE OF 85.66 FEET TO THE POINT OF BEGINNING; THENCE NORTH 2 DEGREES 03 MINUTES 21 SECONDS WEST, A DISTANCE OF 24.15 FEET; THENCE SOUTH 87 DEGREES 51 MINUTES 20 SECONDS WEST, A DISTANCE OF 190.43 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 14.93 FEET, A DELTA ANGLE OF 99 DEGREES 39 MINUTES 19 SECONDS AND WHOSE LONG CHORD BEARS NORTH 37 DEGREES 9 MINUTES 31 SECONDS WEST A DISTANCE OF 22.81 FEET; THENCE NORTH 19 DEGREES 40 MINUTES 43 SECONDS EAST, A DISTANCE OF 69.61 FEET; THENCE NORTH 71 DEGREES 01 MINUTES 21 SECONDS WEST, A DISTANCE OF 88.62 FEET; THENCE SOUTH 14 DEGREES 25 MINUTES 15 SECONDS WEST, A DISTANCE OF 84.58 FEET; THENCE SOUTH 38 DEGREES 09 MINUTES 41 SECONDS WEST, A DISTANCE OF 72.88 FEET; THENCE NORTH 88 DEGREES 35 MINUTES 18 SECONDS EAST, A DISTANCE OF 336.29 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING TOTAL AREA: 16,874 SQ. FT. OR 0.387 ACRES

Exhibit #11

Letter to Illinois Department of Transportation

# MCCARTHY DUFFY LLP

ATTORNEYS & COUNSELORS SINCE 1886

180 NORTH LASALLE STREET, SUITE 3150  
CHICAGO, ILLINOIS 60601

THOMAS S. MOORE, PARTNER

DIRECT: (312) 726-0358

FACSIMILE: (312) 726-6383

[TMOORE@MCCARTHYDUFFY.COM](mailto:TMOORE@MCCARTHYDUFFY.COM)

January 12, 2026

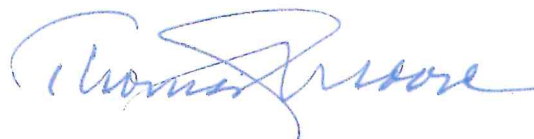
Illinois Department of Transportation  
Waterways Division  
2300 S. Dirksen Parkway  
Springfield, Illinois 62764

***RE: Request flood hazard review of proposed subdivision***

Dear Sir or Madam:

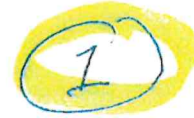
Attached please find two copies of a proposed Plat of Subdivision and a topographical survey. The subdivided lot would house an advertising sign structure that would be within 500 feet of the Des Plaines river on the southwestern boundary of Concordia Cemetery in Forest Park, Illinois. Forest Park requires this review request as a part of its subdivision process. Please let me know if you need anything else from us.

Respectfully Submitted,



Attorney for Concordia Cemetery

From: Katz, Barry R. [barry.katz@saul.com](mailto:barry.katz@saul.com)  
Subject: FW: Concordia Cemetery (15-14-203-006)  
Date: December 19, 2022 at 12:57 PM  
To: [MScheid@IMAGEOUTDOOR.com](mailto:MScheid@IMAGEOUTDOOR.com)



Mike: See the email below with the attachments from Chicago Title Insurance Company stating that Parcel 15-14-203-006 is owned by Concordia Cemetery. The Letter Report and Vesting Deed are attached.

Please contact me with any questions or comments.

Barry

**Barry R. Katz**  
Partner  
**SAUL EWING LLP** | CHICAGO, IL  
Office: (312) 876-7847 Cell: (847) 826-3159

**From:** Matula, Michael <[mike.matula@ctt.com](mailto:mike.matula@ctt.com)>  
**Sent:** Monday, December 19, 2022 11:27 AM  
**To:** Katz, Barry R. <[barry.katz@saul.com](mailto:barry.katz@saul.com)>  
**Cc:** Sutton, Cheri <[cheri.sutton@ctt.com](mailto:cheri.sutton@ctt.com)>  
**Subject:** Concordia Cemetery (15-14-203-006)

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Barry,

As requested, I have attached the ownership report and vesting deed for PIN 15-14-203-006.

Please note that Concordia Association was vested with title to the parcel by a Quitclaim Deed recorded on October 27, 1958 as document 17358149. The legal description set forth on page 2 of the Quitclaim Deed corresponds to the legal description for PIN 15-14-203-006.

If you have any questions or need further clarification, please don't hesitate to let me know.

**Michael Matula**  
Production Supervisor  
O: 312-223-2714 | F: 312-223-3079  
[mike.matula@ctt.com](mailto:mike.matula@ctt.com)

[info@chicago.ctic.com](mailto:info@chicago.ctic.com)

**Chicago Title Insurance Company, National Commercial Services | Chicago**  
10 South LaSalle Street, Suite 3100 | Chicago, IL 60603 | [ChicagoNCS.ctic.com](http://ChicagoNCS.ctic.com)



**175 YEARS &  
GROWING**

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REPORT.pdf



PDF

Quit Claim  
Deed.pdf

2

LETTER REPORT



CHICAGO TITLE  
INSURANCE COMPANY

**Customer Name and Address:**

Saul Ewing Arnstein & Lehr LLP  
161 North Clark Street, Suite 4200  
Chicago, IL 60601

**Customer Reference:**

Concordia Cemetery

**Order No.:** CCHI2207775TS

**Please Direct Inquiries To:**

Chicago Title Insurance Company  
10 South LaSalle Street, Suite 3100  
Chicago, IL 60603  
(312)223-4627

**Borrower Name and Address:**

Concordia Cemetery  
Van Buren St  
Maywood, IL 60153

**Effective Date:** December 1, 2022

**Property:** Van Buren St  
Maywood, IL 60153

**A. Last Grantee Of Record:**

The Concordia Cemetery Association, an Illinois Corporation

**B. Current Year Real Estate Tax Information:**

No search has been conducted of the Real Estate Tax records. In order to determine status of the real estate taxes, please contact the Title Company. There may be an additional charge to provide this information

**C. Mortgages, Judgments And Other Liens Of Record:**

1. No search has been conducted of the real estate records for any open mortgages or liens. In order to determine status please contact the Title Company. There may be an additional charge to provide this information

**D. Legal Description:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF



CHICAGO TITLE  
INSURANCE COMPANY

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): **15-14-203-006**

ALL THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE DESPLAINES RIVER EXCEPT THE SOUTH 171.23 FEET AND EXCEPT THAT PART FALLING WITHIN THE RAILROAD RIGHT OF WAY, IN COOK COUNTY, ILLINOIS

**LETTER REPORT**  
(continued)

**TERMS AND CONDITIONS**

This search is of the land described herein by legal description and where based upon a street address furnished by applicant, the Company assumes no liability for the accuracy of the determination that the street address so furnished and listed, and the land described by legal description, constitutes the same premises. This search is made of Property Insight (and in certain situations, other) tract indices, which are geographic indices organized by legal description. Recorded Instruments, including deeds or mortgages, which do not contain legal descriptions, are not posted in such tract indices and will not be disclosed by this search.

In the event of error in the posting or searching of the said indices or in the reporting of the requested information, applicant agrees that the liability of the Company is limited to actual damages sustained by applicant, but in no event shall such liability exceed Ten Thousand And No/100 Dollars (\$10,000.00), in the aggregate, for all searches ordered by a single application. If applicant does not pay the Company search charges within thirty (30) days of placement of order, the Company shall be relieved of all liability for error. The Company does not analyze instruments for legal sufficiency. Instruments are posted to tract indices and reported by searchers based upon the characterization of the instrument by its preparer. This search is not a title insurance policy, guarantee, or opinion of title and should not be relied upon as such.

This search is made by the Company solely for the benefit of the applicant. No third party (other than a party making a loan on the land described herein) shall have any right to rely on said search for any purpose whatsoever under any third party beneficiary theory, products liability theory or any other theory of law whatsoever.

U.S. Fair Credit Reporting Act, 15 U.S.C. 1681-1681t Statement:

This search is furnished by the Company for the purpose of providing information relative to the record ownership of the subject land and without any regard to the credit worthiness of the particular parties who have owned or possessed the land during the search period.

The information furnished on this search is based on the spelling of the names searched as furnished by the applicant. Items posted against corporate names, the spelling of which may vary from the corporate name search by us, have not been shown.

This search does not show judgments unless a memorandum of the judgment has been filed in the County Recorder's Office pursuant to 735 ILCS 5/12-101.

No search has been made of the index in the district office of the Internal Revenue Service under Sec. 6323(f)(4) of the Internal Revenue Code.

The applicant acknowledges that this search will be used only for the purposes certified in the application previously furnished us, and is not to be used contrary to the provisions of the Fair Credit Reporting Act (FCRA), 15 U.S.C. 1681-1681t.

NOTE: The Company is forbidden by the FCRA from disclosing in response to an application any bankruptcy more than fourteen (14) years old, any suit or judgment more than seven (7) years old (unless the governing statute of limitations has not expired), changes of name, divorces or incapacities if more than seven (7) years old, except as otherwise provided in the FCRA.

3

17 358 149

QUIT CLAIM DEED

THE GRANTORS

FIRST ST. PAUL'S EV. LUTHERAN CHURCH, of the City of Chicago, County of Cook and State of Illinois, a Religious Corporation, (formerly known as The First German Evangelical Lutheran Congregation of St. Paul) by ROBERT A. WIKISCHER, HENRI HUBSTYANN, and ARNOLD L. HESS, its duly elected, qualified and acting trustees;

ST. JAMES EV. LUTHERAN CONGREGATION, U. A. C. of the City of Chicago, County of Cook and State of Illinois, a Religious Corporation, (formerly known as The German Evangelical Lutheran St. James Congregation of Chicago) by HENRI W. SCHWALBE, ROBERT J. KOCH, and STEPHEN L. RAFF, its duly elected, qualified and acting trustees;

FIRST ST. JOHN'S EV. LUTHERAN CHURCH, of the City of Chicago, County of Cook and State of Illinois, a Religious Corporation, (formerly known as The German Evangelical Lutheran Church of Saint John of Chicago) by ERWIN C. KURTH, FRED P. ANHALT, JR., EDWIN C. BOHL, HENRY E. WICK and LOUIS THIER, its duly elected, qualified and acting trustees;

FIRST BETHLEHEM EV. LUTHERAN CHURCH, U. A. C. of the City of Chicago, County of Cook and State of Illinois, a Religious Corporation, (formerly known as The German Evangelical Lutheran Bethlehem Congregation of Chicago) by ALBERT SPLETT, JOHN SUCKOW and OTTO PRECHODKO, its duly elected, qualified and acting trustees;

FIRST IMMANUEL LUTHERAN CHURCH OF CHICAGO, County of Cook and State of Illinois, a Religious Corporation, (formerly known as The German Evangelical Lutheran Immanuel's Congregation of the Unaltered Augsburg Confession) by THEODORE A. WAGNER, HUTCHIE T. MOORE, and THORWALD JOHNSSEN, its duly elected qualified and acting trustees;

FIRST TRINITY EV. LUTHERAN CHURCH of the City of Chicago, County of Cook and State of Illinois, a Religious Corporation, (formerly known as The German Evangelical Lutheran Trinity Congregation Unaltered Augsburg Confession, at Chicago) by ADOLPH P. WROBEL, OTTO KOESTER and JOSEPH NEWSOME, its duly elected, qualified and acting trustees;

ST. MATTHEW'S EV. LUTHERAN CHURCH of the City of Chicago, County of Cook and State of Illinois, a Religious Corporation, (formerly known as The German Evangelical Lutheran St. Matthews Congregation of the City of Chicago) by ADAM BUTSCHER, HARRY ORSHWITZ, ELMER PETERS and OTTO C. SCHECK, its duly elected, qualified and acting trustees for the consideration of ONE DOLLAR and other good and valuable consideration in hand paid to each, do hereby CONVEY and QUIT CLAIM to CONCORDIA ASSOCIATION, an Illinois Not For Profit Corporation of Forest Park, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

The West Four (4) Acres of Lot Two (2); Also in a certain strip of Land Thirty-Three (33) feet wide, being the West Thirty-Three (33) feet of the East six (6) acres of Lot Two (2) in the North West Quarter (NW<sup>1</sup>/<sub>4</sub>) of Section Thirteen (13) Township Thirty-Nine (39) North, Range Twelve (12) East of the Third (3rd) Principal Meridian;

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Also in the South Four Hundred Eighty-Five (485) feet of the East One Hundred Forty (140) feet of the West One Hundred Seventy-Three (173) feet of the East six (6) acres of Lot Two (2) in the North West Quarter (NW $\frac{1}{4}$ ) of Section Thirteen (13) Township Thirty-Nine (39) North, Range Twelve (12) East of the Third (3rd) Principal Meridian;

Also in the East Twenty-One and one-half (21 $\frac{1}{2}$ ) feet of the North One Hundred Seventy-Five (175) feet of the East One Hundred Forty (140) feet of the West One Hundred Seventy-Three (173) feet of the East six (6) acres of Lot Two (2) in the North West Quarter (NW $\frac{1}{4}$ ) of Section Thirteen (13) Township Thirty-Nine (39) North, Range Twelve (12) East of the Third (3rd) Principal Meridian;

Also in lot Three (3) and also in that part of lot Five (5) lying South of the right of way of The Chicago and Kansas City Railroad Company and West of the right of way of the Chicago, Harles and Batavia Railroad in the North West Quarter (NW $\frac{1}{4}$ ) of Section Thirteen (13) Township Thirty-Nine (39) North, Range Twelve (12) East of the Third (3rd) Principal Meridian;

Also in lot Six (6) and also in a strip of land Seven (7) feet wide taken off from the Southernly side of the One Hundred (100) feet right of way strip of the Chicago Great Western Railway Company, (successor of the Minnesota and Northwestern Railroad Company), extending from the East line of Lot six (6) westerly across said lot six (6) in the North West Quarter (NW $\frac{1}{4}$ ) of Section Thirteen (13) Township Thirty-Nine (39) North, Range Twelve (12) East of the Third (3rd) Principal Meridian and thence westerly to the Easterly Bank of Shore of the Des Plaines River, in the North East Quarter (NE $\frac{1}{4}$ ) of Section Fourteen (14) Township Thirty-Nine (39) North, Range Twelve (12) East of the Third (3rd) Principal Meridian;

Also in Lot Seven (7) and also in lot Eight (8) in Porter's subdivision of the West half (W $\frac{1}{2}$ ) of the North West Quarter (NW $\frac{1}{4}$ ) of Section Thirteen (13) Township Thirty-Nine (39) North, Range Twelve (12) East of the Third (3rd) Principal Meridian;

Also in all that part of the North East Quarter (NE $\frac{1}{4}$ ) of Section Fourteen (14) Township Thirty-Nine (39) North, Range Twelve (12) East of the Third (3rd) Principal Meridian, which lies East of the Des Plaines River;

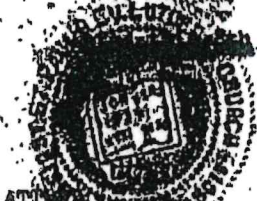
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This deed given for the purpose of confirming the original deed from the aforementioned churches or congregations to THE CONCORDIA CEMETERY ASSOCIATION, an Illinois Corporation, dated February 20, 1888, recorded March 22, 1888, in Book 2304 at Page 603 as Document

BOOK 56734 PAGE 468

No. 935077, and the deed of THE CONCORDIA CEMETERY ASSOCIATION, an Illinois Corporation, to CONCORDIA ASSOCIATION, an Illinois Corporation, dated March 19, 1914, Recorded April 2, 1914 in Book 12809 at page 17 and Document 2338748, in the Office of the Recorder of Deeds, Cook County, Illinois; which said churches or congregation represented the members of said THE CONCORDIA CEMETERY ASSOCIATION, Corporation and the CONCORDIA ASSOCIATION, a corporation, respectively.

day of April, A. D. 1938.



*Max [unclear]*  
Secretary



*A. [unclear]*  
Secretary



ATTEST:  
*Rita [unclear]*  
Secretary

*Robert A. Fleischer* (SEAL)

*Arnold L. Hess* (SEAL)

*A. Hartmann* (SEAL)  
As Trustees of First St. Paul's  
Ev. Lutheran Church.

*Henry St. Schaefer* (SEAL)

*Stephen L. Mott* (SEAL)

*Robert J. Koch* (SEAL)  
As Trustees of St. James Ev.  
Lutheran Congregation U. A. C.

*Edwin [unclear]* (SEAL)

*Henry E. Wick* (SEAL)

*Edwin C. Boll* (SEAL)

*Louis Thier* (SEAL)

*Joseph P. Umbreit Jr.* (SEAL)  
As Trustees of First St. John's  
Ev. Lutheran Church

XXXXXXXXXXXXXXXXXXXX (SEAL)

XXXXXXXXXXXXXXXXXXXX (SEAL)

XXXXXXXXXXXXXXXXXXXX (SEAL)  
As Trustees of First St. John's  
Ev. Lutheran Church

XXXXXXXXXXXXXXXXXXXX (SEAL)

XXXXXXXXXXXXXXXXXXXX (SEAL)

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R. E. Marten  
Secretary

Albert Speltt (SEAL)

John Anderson (SEAL)

Otto Anderson (SEAL)  
As Trustees of First Bethlehem Ev.  
Lutheran Church, W. A. C.



W. A. [unclear]  
Secretary

Joseph [unclear] (SEAL)

Otto Anderson (SEAL)

Adolph F. Wobel (SEAL)  
As Trustees of First Trinity Ev.  
Lutheran Church.

11 Jan. 1919



George Michels  
Secretary

Walter T. Moore (SEAL)

Theodore A. [unclear] (SEAL)

Arnold [unclear] (SEAL)  
As Trustees of First Immanuel  
Lutheran Church of Chicago.

BOOK 38733, PAGE 70



Notary Public

Adrian B. [Signature] (SEAL)

Mary [Signature] (SEAL)

Colman [Signature] (SEAL)

[Signature] (SEAL)  
As Trustees of St. Matthews Ev.  
Lutheran Church.

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 Norbert A. Fleischer, [Signature] and Arnold Hess personally known to me to be the same persons whose names are subscribed to the foregoing instrument as the duly elected, qualified and acting trustees of the said First St. Paul's Ev. Lutheran Church, a religious corporation, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2nd day of April, A. D. 1958.



[Signature]  
Notary Public

My commission expires 4-10-61

17 350 149

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 Henry W. Schwalge, Robert Koch, and Stephen Katz personally known to me to be the same persons whose names are subscribed to the foregoing instrument as the duly elected, qualified and acting trustees of the said St. James Ev. Lutheran Congregation, U. A. C., a religious corporation, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 23rd day of April, A. D. 1958.



[Signature]  
Notary Public

My commission expires 4-10-61

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 Erwin C. Kurek, Fred W. Anhalt, Jr., Edwin C. Bohl, Henry E. Wick and Louis Thier personally known to me to be the same persons whose names are subscribed to the foregoing instrument as the duly elected, qualified and acting trustees of the said First St. John's Ev. Lutheran Church, a religious corporation, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 17th day of April, A. D. 1958.



Erwin C. Kurek  
Notary Public

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 Albert Splett, John Suckow and Otto Prochodko personally known to me to be the same persons whose names are subscribed to the foregoing instrument as the duly elected, qualified and acting trustees of the said First Bethlehem Ev. Lutheran Church, U. A. C., a religious corporation, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27th day of April, A. D. 1958.



Albert Splett  
Notary Public

My commission expires 1-1-61

State of Illinois )

County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wm Wagner, Dutchie T. Moore and Chas. Thompson personally known to me to be the same persons whose names are subscribed to the foregoing instrument as the duly elected, qualified and acting trustees of the said First Lutheran Church of Chicago, a religious corporation, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 18th day of June, 1958.



Arthur K. Kasper  
Notary Public

My commission expires 4-10-61

State of Illinois )

County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Adolph Wrobel, Otto Wrobel and Joseph Newcome personally known to me to be the same persons whose names are subscribed to the foregoing instrument as the duly elected, qualified and acting trustees of the said First Lutheran Church, a religious corporation, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30th day of June, A. D. 1958.



Arthur K. Kasper  
Notary Public

My commission expires 4-10-61

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BOOK 56734 PAGE 473

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 Adam Butcher, Harry Gribnik, Elmer Peters and Otto G. Schick personally known to me to be the same persons whose names are subscribed to the foregoing instrument as the duly elected, qualified and acting trustees of the said St. Matthews Ev. Lutheran Church, a religious corporation, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary release and waiver of the right of homestead.

Given under my hand and official seal, this 5<sup>th</sup> day of June, A. D. 1958.



*Richard [Signature]*  
Notary Public

My commission expires Aug 31

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EDMUND J. KUSCHER  
12111 407  
MAY 3 1958

Edmund J. Kuschera  
RECORDED BY TITUS  
MAY 27 1958

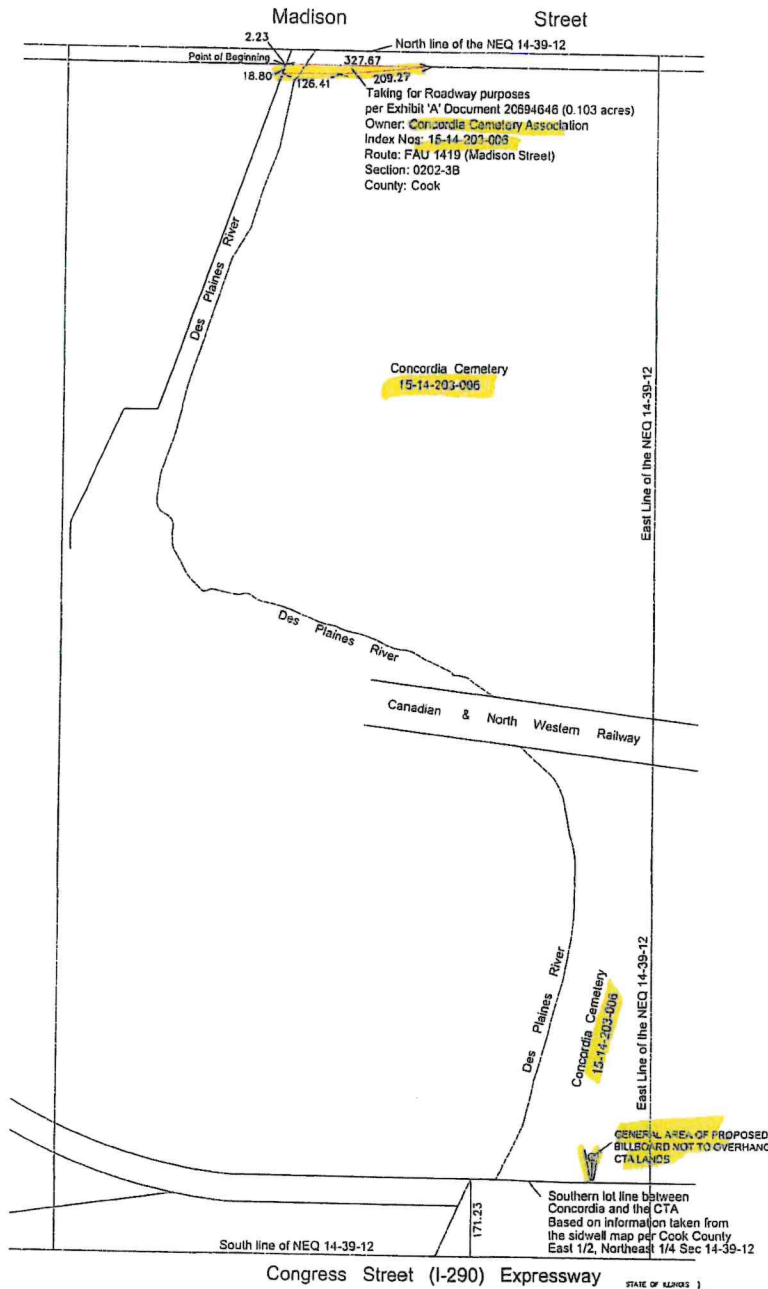
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# Existing Conditions Plan

for the purpose of showing that portion of IDOT taking of Concordia Cemetery property described in Warranty Deed, dated June 21, 2002 per Document No. 0220574646, also showing the proposed billboard location



<p>DATE COPYING LIMITED          1807 West Central Road          Melrose Park, Illinois 60166          (708) 662-2682          Fax (708) 662-2144          email: info@topcon.com          website: www.topcon.com          Registration No. 18-000001</p>	<p>Revised: _____</p> <p>Scale: 1 inch = _____ ft.</p> <p>Order No. _____</p> <p>Ordered by: _____</p>
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Note:  
 This Existing Conditions Plan is for the use of information purposes only.  
 Existing Conditions Plan is not to be used for the re-arrangement of property boundaries.



STATE OF ILLINOIS }  
 COUNTY OF COOK }  
 I, Michael P. Zuk, hereby certify that the above Existing Conditions Plan shows the record dimensions with the above described property therein.  
 Dimensions are in feet and decimal parts thereof.  
 Michael P. Zuk  
 Illinois Professional Land Surveyor No. 022-000001  
 My license expires on November 30, 2015

6

PASADENA 14/19/22

BY MIKE SERRIO

*Mike Serrio*

AREA OF INTEREST TAKING FROM  
CONCORDIA WILCOX DEED  
6/21/2002

**CookViewer**  
Cook County Map Application

10 digit PIN  Address  Intersection

15-14-203-006

measure select parcels print map layers

Home GIS Data Help

1299 VAN BUREN ST  
Assessment Information:

Address  
1299 VAN BUREN ST

City  
MAYWOOD

PIN  
15-14-203-006-0000

Township  
Proviso

Neighborhood  
060

Total Value  
\$0.00

Building Value  
\$0.00

Class  
EX

Estimated Building Sq Ft.  
N/A

JAMES PASADENA BRUCEWOOD ST  
APPLICANT # 2-2-90