



**DES PLAINES PLANNING AND ZONING BOARD MEETING**  
**June 24, 2025**  
**MINUTES**

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, June 24, 2025, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

Vice-Chairman Catalano called the meeting to order at 7:00 p.m. and a roll call was established.

PRESENT: Catalano, Weaver, Fowler, Zadrozny  
ABSENT: Veremis & Szabo  
ALSO PRESENT: Jonathan Stytz, Senior Planner  
Jonathan Mendel, Assistant Director of Community & Economic Development (CED)  
Jeff Rogers, Director of CED

A quorum was present.

**APPROVAL OF MINUTES**

The draft May 27, 2025 and June 10, 2025 PZB minutes were reviewed by the PZB.

Member Fowler motioned and Member Zadrozny seconded a motion to approve the May 27, 2025 & June 10, 2025 PZB meeting minutes.

AYES: Catalano, Fowler, Zadrozny, Weaver

NAYS: None

ABSTAIN: None

\*\*\*MOTION CARRIED\*\*\*

**PUBLIC COMMENT ON NON-AGENDA ITEM**

There was no public comment.

**GENERAL COMMUNICATIONS**

Assistant Director Mendel detailed the City Council's review of the PZB recommendations from May 13, 2025 at 969 Elmhurst Rd Unit 2A and 30-40 N. Des Plaines River Road. The PZB recommendation for conditional use approval for Kyrgyz Kino at 969 Elmhurst Rd Unit 2A was approved at the first reading with an added third condition of approval limiting the property to one temporary event license at a time for the entire property. This case will have its second reading at the July 7, 2025 City Council meeting.

Case No. 25-025-CU  
Case No. 25-032-CU  
Case No. 25-033-CU

Conditional Use Amendment  
Conditional Use  
Conditional Use

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The required parking major variation for assembly uses at 30-40 N. Des Plaines River Road was denied by the City Council on the first reading. This decision was consistent with the PZB's effective recommendation of denial for the same project.

Lastly, Mr. Mendel informed the PZB of the Mayor's new PZB member recommendation from the June 16, 2025 City Council agenda. The proposed new member is AJ Fallico. He is a local real estate professional and excited for the chance to serve on the PZB to support the community. His appointment finalization is planned for the July 7, 2025 City Council meeting.

### **ADMINISTRATIVE DECISIONS**

None

### **PENDING APPLICATIONS**

Vice-Chairman Catalano introduced the cases on the agenda.

**Address:** 1685 E. Oakton Street

Vice-Chairman Catalano swore-in the petitioner.

Mr. Shamaon described the site and building changes he determined were necessary after the approval of the original CU in January 2025. He needs additional space to operate his auto repair business.

Member Weaver asked when the Petitioner became the property owner. Mr. Shamaon stated his purchase was executed in February 2025.

Vice Chairman Catalano asked Mr. Shamaon if he understands and accepts the conditions of approval presented by staff. Mr. Shamaon stated he is aware of them and accepts them since he had discussed them with staff.

Director of Community & Economic Development Jeff Rogers presented the staff analysis.

**Issue:** The petitioner requests amending two existing conditional use permits for auto service repair use and auto body repair use in the C-3 General Commercial zoning district under Section 12-7-3.K of the Zoning Ordinance to accommodate a building addition and various site plan modifications.

**Petitioner:** Vechean Shamoan, 9219 N. Ashland Avenue, Niles, IL 60714

**Owner:** Shamaon Properties, LLC, 9219 N. Ashland Avenue, Niles, IL 60714

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<b>Case Number:</b>	25-025-CU	

**PIN:** 09-28-101-084-0000

**Ward:** #2, Alderman Colt Moylan

**Existing Zoning:** C-3, General Commercial District

**Existing Land Use:** Vacant (former auto service repair and motor vehicle sales uses)

**Surrounding Zoning:** North: C-3, General Commercial District  
 South: R-2, Two Family Residential District  
 East: C-3 General Commercial District  
 West: C-3 General Commercial District

**Surrounding Land Use:** North: Tavern (Commercial); Trade Contractor (Commercial)  
 South: Duplex (Residential)  
 East: Multi-Tenant Shopping Center (Commercial)  
 West: Multi-Tenant Shopping Center (Commercial)

**Street Classification:** Oakton Street is classified as a minor arterial road and Orchard Street is classified as a local road, both under City of Des Plaines jurisdiction.

**Comprehensive Plan:** Commercial is the designated use of the property

**Zoning/Property History:** *Property Background*  
 Based on City records, the subject property was developed around 1961 and originally utilized as a gas station. On November 6, 2017, City Council approved conditional uses for motor vehicle sales and auto service repair uses via Ordinance Z-27-17 to allow the business Des Plaines Auto Sales & Repair to operate on the subject property. This approval was conditioned upon the following provisions:

- All drive aisles must remain clear of vehicles and other obstructions;
- The parking lot must be striped in accordance with the Site Plan; and
- No body work is conducted on the subject property.

On February 3, 2025, City Council approved conditional uses for auto service repair and auto body repair uses via Ordinance Z-1-25 to allow the business, Car Mix, to operate on the subject property. This approval was conditioned upon the following provisions:

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- Gravel area in the enclosure located at the rear of the Subject Property must be paved with a dust-free hard surface in conformance with all City of Des Plaines regulations prior to using the enclosure for the Proposed Uses;
- Motor vehicle sales is prohibited on the Subject Property at all times and for all reasons; and
- The parking area located on the Subject Property must be restriped in accordance with all City of Des Plaines regulations and all drive aisles must be kept clear of any obstructions at all times.

*Previous Code Enforcement Issues*

Prior to the current owner's acquisition of the subject property, the prior business had numerous code enforcement issues related to the auto service repair and motor vehicle sales uses operating on the property including:

- Overparking the lot where vehicles were not parked in striped spaces, drive aisles were blocked, and site circulation was severely impacted;
- Parking vehicles related to the business operations on public street adjacent to the property and in the adjacent residential neighborhood;
- Landscape bed maintenance throughout the subject property; and
- Rubbish and debris throughout the subject property.

The previous business owner was evicted from the subject property due to the issues identified above, and the property was subsequently sold to the petitioner.

**CONDITIONAL USES**

**Request Summary:**

*Overview*

The subject property consists of one 13,521-square-foot parcel located in the C-3 General Commercial district at the southwest corner of the Oakton Street/Orchard Street intersection. Prior to the February 2025 ordinance, the property was composed of an off-street parking area and 2,045-square-foot, one-story commercial building with three service bays, office area, restroom, mechanical room, and stock room as illustrated on the attached Site and Floor Plan. The rear of the subject property includes a non-paved area accessible from the south building elevation. A prior fence has been removed by the petitioner.

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As originally proposed and approved in February 2025 via Ordinance Z-1-25, the petitioner proposes to operate both an auto service repair use and auto body repair use simultaneously on the subject property. Both uses, as defined below, require a separate conditional use permit pursuant to Section 12-7-3.K of the Zoning Ordinance prior to their operation on the subject property:

**AUTO SERVICE REPAIR:** A building, property, or activity the principal use of which is the repair or replacement of parts, oils, coolants, lubricants, tires, and other similar services. "Auto service repair", shall include, but is not limited to, muffler shops, oil change shops, car care centers, tire centers and other uses similar in nature and impact.

**AUTO BODY REPAIR:** A building, property, or activity the principal use of which is automotive body repair or auto detailing other than those types of repairs permitted at automobile filling stations and auto service repair establishments.

The petitioner is requesting new conditional uses to accommodate a proposed building addition to the rear of the building comprised of approximately 360 square feet and expansion of the previously approved uses into this new building floor area.

As noted in the attached Project Narrative, the petitioner intends to utilize one of the existing service bays for mechanical repairs (i.e., auto service repair), one bay for auto body repair (i.e., frame machine), and one bay for a paint finishing (i.e., spray booth). The new building addition would include a tire balance machine, tire mounting machine, A/C recharge machine, and work bench. The existing rear enclosure will be utilized for the storage of damaged vehicles waiting to be serviced to ensure all vehicles are kept on the subject property before and after servicing. The petitioner has noted that his business will repair tires but will not sell or replace tires on vehicles. The proposed business will operate Monday through Friday from 8 a.m. to 6 p.m. and will be closed on the weekends. The petitioner and one employee will be onsite at all times with additional employees added in the future as necessary.

#### *Floor Plan and Elevations*

The attached Site and Floor Plan details the dimensions and uses of the individual rooms of the existing building. The interior rooms of the building will generally remain the same with some adjustments as necessary to meet the applicable building and fire codes. The existing restroom and compressor room on the east building elevation will be converted into a single, accessible restroom accessed from inside the building. The petitioner intends to improve the exterior of the building improvements with various new façade improvements.

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*Off-Streeting Parking*

Pursuant to Section 12-9-7, automotive repair shops, including auto service repair and auto body repair uses, require a minimum of one off-street parking space per service bay plus one space for every 200 square feet of accessory retail. There are three service bays which will be utilized, and the petitioner does not intend to have accessory retail on site at this time. As such, a total of six off-street parking spaces including one accessible space are required. The attached Site and Floor Plan illustrates that 16 off-street parking spaces—including one accessible space—are proposed for the subject property, which meets this standard. In addition, if accessory retail were to be added in the proposed 268-square-foot office/reception area in the future, the proposed number of off-street parking spaces would accommodate the additional two spaces required. All off-street parking spaces on site are oriented 90 degrees and designed to comply with all standards in Sections 12-9-6 and 12-9-8 of the Zoning Ordinance.

*Access and Circulation*

The subject property currently contains two separate access points after a curb cut directly to Oakton Street was recently closed. The access point on Orchard Street is located in close proximity to the Oakton/Orchard street intersection. The closure of the Oakton Street curb cut should improve safety and inform visitors to the site of the intended entry point. New landscape beds are proposed to further differentiate the access point from parking stalls as shown on the attached Landscape Plan. The applicant has indicated his intention to utilize low-rise landscaping along the north property line and within the sight-triangle at access points and will consider taller evergreen landscaping at the west end of the north parking row.

The original two-way travel access from the alley into the subject property has been converted into a one-way southbound aisle exiting into the alley. The primary access drive aisle is proposed to comply with the minimum drive aisle width for two-way and one-way travel where required, as noted in Section 12-9-6 of the Zoning Ordinance.

Additionally, the original tandem parking spaces along the north property line have been removed and replaced with a single row of parking spaces providing ample access and circulation between the access points, service bays, and parking spaces.

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*Landscaping and Screening*

The subject property previously contained some landscape beds along the north and east parking space rows. However, it does not fully comply with the landscaping and screening standards in Chapter 10 of the Zoning Ordinance. Since the initial conditional use approval, the applicant has expanded the landscaping areas and closed one of the two curb cuts. The proposed plan would comply with the minimum landscaping requirements of the Code.

**Conditional Use Findings:** Conditional Use requests are subject to the standards set forth in Section 12-3- 4(E) of the Zoning Ordinance. Rationale for how the proposed amendments would satisfy the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided responses as written as its rationale, modify, or adopt its own.

**1. The proposed Conditional Use is in fact a Conditional Use established within the specific Zoning district involved:**

*Comment:* Both the auto service repair and auto body repair uses are a Conditional Use as specified in Section 12-7-3.K of the Zoning Ordinance for properties in the C-3 District.

**2. The proposed Conditional Use is in accordance with the objectives of the City's Comprehensive Plan:**

*Comment:* The Comprehensive Plan designates this property as commercial and strives to foster growth and retention of existing commercial businesses in Des Plaines. This property is positioned along the Oakton Street corridor and is surrounded on all sides by commercial development with the exception of the south side, which abuts two-family residential. The approval of a new commercial uses at the subject property generally falls within the general principles and goals of the Comprehensive Plan.

**3. The proposed Conditional Use is designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity:**

*Comment:* The subject property has been utilized for auto service uses in the past and was most recently vacated by an auto service repair and motor vehicle sales business. This is consistent with other auto-oriented commercial uses currently operating along the Oakton Street corridor. However, the PZB and City Council may also consider future plans for the Oakton Street corridor in its determination of the conditional use requests for additional auto-oriented uses in this corridor.

**4. The proposed Conditional Use is not hazardous or disturbing to existing neighboring uses:**

*Comment:* Given that the subject property was recently utilized for auto-oriented uses, there is no indication that this proposal would be any more hazardous or disturbing to neighboring uses than another auto-oriented use. Aside from tow-truck deliveries of vehicles in need of service, all of the proposed auto service operations will be conducted

within the building reducing any hazardous or distributing effects on neighboring properties. Much of the circulation and operational movements outside the building will occur in front of the building at the entrance to the three service bays, an area shielded by buildings on the west and south sides and separated by streets on the north and east sides. While this proposal does include the use of a frame machine and spray booth, the petitioner will need to comply with all applicable building and fire codes to ensure safety and nuisance standards are met. The petitioner has also stated that they will not be selling or replacing tires and will not have a space dedicated to or utilized for tire storage. However, staff have received complaints from neighboring residents regarding the past conditions on the subject property, so operational conditions have been suggested by staff to minimize adverse effects that are often attributed to auto-oriented uses.

5. **The proposed Conditional Use is to be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or, agencies responsible for establishing the Conditional Use shall provide adequately any such services:**

*Comment:* The previous auto service repair and motor vehicle sales uses on this site were adequately served by essential public facilities and services. While the proposal replaces the previous motor vehicle sales use with an auto body repair use, staff do not have concerns that this will impact the essential public facilities and services that are currently serving the subject property.

6. **The proposed Conditional Use does not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic well-being of the entire community:**

*Comment:* As noted in the *Zoning/Property History* section above, the previous auto service repair and motor vehicle sales uses did create a burden on public facilities and the conditions on site were arguably detrimental to the economic well-being of the community requiring code enforcement action. While there is no indication that the new user and proposed auto service repair and auto body repair uses will have the same effect on public facilities and the community as a whole, PZB and City Council should consider whether the uses are feasible for the subject property given its size and location in the Oakton corridor.

7. **The proposed Conditional Use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors:**

*Comment:* Auto-oriented uses do by their nature involve activities, processes, materials, equipment, and conditions of operation that can be considered detrimental to any persons, property, or the general welfare by many different means. The two separate auto-oriented uses—similar to the two auto-oriented uses before them—can be expected to result in increased vehicular traffic to and from the site throughout the day, which can impact surrounding thoroughfares. The tools and machinery utilized for operations of both uses create noise, fumes, odors, or a combination thereof, which may impact neighboring properties depending on business operations and proper disposal or venting of resulting

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byproducts. In particular, the paint booth requires certain venting requirements and can, based on its design and location, create negative effects to neighboring property owners that were not present when the previous uses were in operation.

It is anticipated that all auto-oriented service will be conducted inside the building and tire storage will not be present on the subject property. However, the proposed vehicle storage at the rear of the property and the resulting byproducts from work done inside the building could create negative effects on the neighboring properties, in which the PZB and City Council should consider. That said, the applicant intends to comply with all requirements of the Code relating to the design and operation of the paint booth including the location and manner of air handling and exhaust.

**8. The proposed Conditional Use provides vehicular access to the property designed so that it does not create an interference with traffic on surrounding public thoroughfares:**

*Comment:* The subject property as recently modified includes two access points, one two-way access to the side street and one to the public alley. The proposal includes improvements redesign the parking and drive aisle layout to provide more adequate space for circulation and operation of the proposed auto-oriented uses. These improvements help correct the operational issues associated with the prior tenant on the site. However, as staff have noted, the nature in which business operations are conducted on site is imperative to ensure conditions on site are maintained in a compliant manner, permitting adequate access, circulation, and parking on the site and reduce traffic interferences.

**9. The proposed Conditional Use does not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance:**

*Comment:* The proposal would not cause the destruction, loss, or damage of any natural, scenic or historic features of major importance as the building and site were already developed for similar uses. Furthermore, the proposal does include additional landscaping and screening improvements that will help soften the transition between the commercial lot itself and the neighboring residential lots to the south.

**10. The proposed Conditional Use complies with all additional regulations in the Zoning Ordinance specific to the Conditional Use requested:**

*Comment:* This proposal is anticipated to meet all other requirements of the Zoning Ordinance for the C-3 General Commercial District.

**PZB Procedure and Recommended Condition:** Pursuant to Section 12-3-4 of the Zoning Ordinance, the PZB may vote to recommend approval, approval with conditions, or denial of the conditional use requests. If the PZB chooses to recommend approval of the requests, staff recommends the following conditions (which include several conditions from the original conditional use ordinance which have not yet been completed on the property).

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**Recommended Conditions of Approval:**

1. The gravel area in the rear enclosure shall be paved with a dust-free hard surface in conformance with all City of Des Plaines regulations prior to the use of this space.
2. No motor vehicle sales are permitted on the subject property at any time for any reason.
3. The parking area must be restriped in accordance with all City of Des Plaines regulations. All drive aisles must be kept clear of any obstructions at all times.

Vice-Chairman Catalano asked if there was any public comment on this request and there was none.

There were no additional comments or questions from the PZB.

Member Weaver made and Member Zadrozny seconded a motion to recommend City Council approval of the requested Conditional Use, subject to the three conditions recommended by Staff.

AYES:                      Catalano, Fowler, Zadrozny, Weaver  
NAYS:                      None  
ABSTAIN:                      None

\*\*\*MOTION CARRIED\*\*\*

**Address:**            1645 S. Des Plaines River Road, Suite 4

Vice Chairman Catalano swore-in the petitioner. Natalia Kukhareva (Petitioner) provided a detailed presentation of her request and the specific services and activities to be provided by her massage conditional use. Senior Planner Stytz stated that it would.

Member Weaver asked if the 3 specialists are employees or are they independent contractors. Ms. Kukhareva stated with Ms. Peele's assistance that the specialists will be employees once the business starts.

Vice Chairman Catalano asked staff if this massage conditional use was approved would it permit direct skin-to-skin touch massage as opposed to the purely machine and device-based massage the Petitioner proposes.

Senior Planner Jonathan Stytz stated approving this request would and then he presented the staff analysis.

**Issue:** The petitioner requests a conditional use for a massage establishment in the C-3 district at 1645 S. Des Plaines River Road, Suite 4.

**Petitioner:**                      Harmony in You LLC (Representative: Natalia Kukhareva, 2210 S. Goebbert Road, Apt. 330, Arlington Heights, IL 60005)

**Owner:**                      FCRS INC (Representative: Aleksandar Pavlovic, 8548 W. Berwyn Avenue, Chicago, IL 60656)

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**Case Number:** #25-032-CU

**PIN:** 09-28-107-014-1007

**Ward Number:** #2, Alderman Colt Moylan

**Existing Zoning:** C-3, General Commercial

**Existing Land Use:** Multi-Tenant Office Building

**Surrounding Zoning:** North: C-3, General Commercial and R-3, Townhouse Residential Districts  
South: I-1, Institutional District  
East: R-1, Single Family Residential District  
West: C-3, General Commercial District

**Surrounding Land Uses:** North: Convenience Mart Fueling Station (commercial); Condominiums (residential)  
South: Vacant Lot  
East: Forest Preserve District (recreational)  
West: Restaurant (commercial)

**Street Classification:** Des Plaines River Road is a local road under City of Des Plaines jurisdiction.

**Comprehensive Plan:** The Comprehensive Plan illustrates this site as Commercial.

**Property/Zoning History:** Pursuant to historical aerials, this property was developed as a single family residence. Around 1981, the property was redeveloped into a multi-tenant office building<sup>1</sup> and has been utilized as such since then. There have been no recent entitlements associated with the subject property.

### CONDITIONAL USE

**Request Description:** *Overview*

The petitioner requests a conditional use to operate a massage establishment on the subject property as described in the attached Project Narrative. A massage establishment, as defined below, is a conditional use in the C-3 district and requires a license as defined in Title 4, Chapter 13 of the Municipal Code prior to its operation.

MESSAGE ESTABLISHMENT: Any establishment having a fixed place of business where any person, firm, association or corporation engages in, or carries on, or permits to be engaged in or carried on any of the activities mentioned in this chapter.

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<sup>1</sup> <https://www.historicaerials.com/location/41.625/-87.875/T1890/16>. Retrieved May 13, 2025.

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The subject property consists of one 1.55-acre parcel located east of Des Plaines River Road near the Des Plaines River Road/Oakton Street intersection as illustrated on the attached Plat of Survey. It is currently developed with a multi-tenant office building, as defined below, with 24 separate tenant spaces and off-street parking area.

OFFICE BUILDING, MULTI-TENANT: A permanent building (i) that contains at least three tenants and (ii) at least 67% of which is used by office use businesses. Ancillary uses allowed within an office building include: brewpub, commercial indoor recreation uses, class A and B restaurants and specialty food stores and other uses listed as permitted within the Commercial District Use Matrix in subsection 7.3.k of this title. This land use shall follow the off street parking requirement of office unless otherwise stated in this title.

The proposed massage establishment would operate in Suite 4, which is located on the west side of the building near Des Plaines River Road and is accessible via a portion of public walkway along Des Plaines River Road and portion of private walkway on the subject property.

#### *Proposed Operations*

Massage establishments must be licensed by both the city and State of Illinois and are required to maintain a clean, safe, and professional environment at all times. Based on the attached Project Narrative, the massage establishment will include a staff of up to three licensed specialists providing the following services: (i) aesthetic facial skincare; (ii) eyebrow and eyelash care; (iii) trichologist consultation; (iv) body wraps; and (v) medical manicure and pedicure. This use would operate on an appointment-only basis Monday through Sunday from 10 A.M. to 8:00 P.M., which complies with the specific hours of operation restriction in Section 4-13-9.N of the Municipal Code. *Proposed Floor Plan*

Suite 4 is a single level space totaling 625 square feet in gross floor area. The petitioner intends to divide the space to accommodate separate reception and waiting areas, three treatment rooms, a single-stall restroom, and separate break room area as illustrated in the attached Architectural Plans. Multiple partition walls will be added to the interior of the suite to frame the treatment rooms and break room, but no changes to the size or location of the suite are proposed.

Massage establishments must comply with the facility requirements in Section 4-13-8 of the Municipal Code such as providing separate changing rooms with lockers at all times and a single stall restroom for each gender when both male and female individuals are on the premises on the same time. The floor plan in the attached Architectural Plans identifies one single-stall restroom and does not

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identify separate locker room spaces. As such, the floor plan may need to be revised accordingly to meet these standards.

*Access and Circulation*

The subject property is currently accessible by a single, one-way drive aisle located directly south of the existing building that traverses counter clockwise throughout the site as illustrated in the attached Site Plan. There is a 22-foot-wide drive aisle located at the rear of the subject property and a 12-foot-wide drive aisle along the north and south of the building, all of which meet the minimum drive aisle width for one-way travel pursuant to Section 12-9-6 of the Zoning Ordinance and are not subject to change as part of this request.

*Off-Street Parking*

The subject property contains 86 off-street parking spaces including four accessible spaces that are on first-come-first-serve basis as noted in the attached Project Narrative. As noted in the definition above, multi-tenant office buildings are required to adhere to the minimum off-street parking space requirement for offices as identified in Section 12-9-7 of the Zoning Ordinance. Offices require a minimum of one off-street parking space for every 250 square feet of gross floor area excluding floor area devoted primarily to storage areas (up to ten percent of the total combined floor area), food preparation areas, bathrooms, mechanical rooms, hallways, stairwells and elevators.

Based on the floor area definition, a minimum of three off-street parking spaces including one accessible space are required for Suite 4, which is satisfied by the existing parking on the subject property as illustrated on the attached Site Plan. Further, the petitioner notes in the attached Project Narrative that services will be provided on an appointment-only basis and the appointments will be spaced appropriately to reduce client overlap, further reducing the parking need.

It is important to note that there was not sufficient floor plan information for the remainder of the building to exclude the areas specified above from the parking calculation. At roughly 29,100 square feet for the entire multi-tenant office building, a minimum of 116 off-street parking spaces would be required for the subject property. However, pursuant to Section 12-9-2 of the Zoning Ordinance, no additional parking is required since the use of the building as a multi-tenant office building will not change with the proposed conditional use.

**Standards for Conditional Use:** Conditional Use requests are subject to the standards set forth in Section 12-3- 4(E) of the Zoning Ordinance. Rationale for how the proposed amendments would satisfy the standards is provided below and in the attached Petitioner Responses to Standards. For its rationale, the Board may use the responses provided as written, modify them, or adopt its own.

**1. The proposed Conditional Use is in fact a Conditional Use established within the specific Zoning district involved:**

*Comment:* The proposed business operations are associated with a massage establishment as defined in Title 4, Chapter 13 of the Municipal Code. A massage establishment is denoted as a conditional use in Section 12-7-3.K of the Zoning Ordinance.

**2. The proposed Conditional Use is in accordance with the objectives of the City's Comprehensive Plan:**

*Comment:* The Future Land Use Map of the 2019 Comprehensive Plan designates this property as a commercial land use designation with a specific focus on serving the needs of local residents. The proposed massage establishment is a commercial use that would align with the Comprehensive Plan and help fill some of the existing vacancy on the subject property.

**3. The proposed Conditional Use is designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity:**

*Comment:* The proposed massage establishment will be located within an established brick multi-tenant office building that is harmonious and appropriate in appearance to surrounding commercial development in the immediate area. The subject property contains landscaping improvements throughout the site—especially along the pedestrian path to the proposed location of the massage establishment in Suite 4—which further complement the neighboring development. None of the existing exterior building and site improvements are subject to change as part of this request.

**4. The proposed Conditional Use is not hazardous or disturbing to existing neighboring uses:**

*Comment:* Chapter 13 of the Municipal Code provides specific regulations for massage establishments to receive and maintain a business registration and license from the city, in addition to any state licenses. Prior to issuance of a license, fingerprints are required to be provided to the city by each applicant and all massage therapists and other employees must abide by facility and operating requirements that promote a clean, safe, and professional environment at all times. City health inspections are required to occur at least twice a year of facilities to ensure all requirements are maintained. Hours of operation are limited to between six o'clock A.M. and nine o'clock P.M. pursuant to Section 4-13-9.N of the Municipal Code.

**5. The proposed Conditional Use is to be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or, agencies responsible for establishing the Conditional Use shall provide adequately any such services:**

Case No. 25-025-CU	Conditional Use Amendment	1685 E. Oakton Street
Case No. 25-032-CU	Conditional Use	1645 S. Des Plaines River Road
Case No. 25-033-CU	Conditional Use	581 E. Golf Road

*Comment:* The existing multi-tenant office building is currently served by a one-way drive aisle with two separate curb cuts on Des Plaines River Road, which is sufficient for its use and complies with Section 12-9-6 of the Zoning Ordinance. Staff do not have concerns that the operation of the proposed massage establishment in an existing tenant space will impact the essential public facilities and services currently serving the subject property.

**6. The proposed Conditional Use does not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic well-being of the entire community:**

*Comment:* The existing multi-tenant office building consisting of 24 suites has provided additional commercial space for new businesses that can result in improvement of the city’s economy and commercial sector. The proposed massage establishment furthers this beneficial impact on the community.

**7. The proposed Conditional Use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors:**

*Comment:* The activities of the proposed massage establishment will take place within the suite, reducing any noise, smoke fumes, glare, or odors associated with the proposed services. In addition, the massage establishment will operate on an appointment-only basis with scheduling considerations to minimize overlap between clients, which will generate minimal traffic—especially in relation to the existing vehicle traffic generated by existing uses in the building—and meet the intentions of this standard.

**8. The proposed Conditional Use provides vehicular access to the property designed so that it does not create an interference with traffic on surrounding public thoroughfares:**

*Comment:* The existing vehicular access to the subject property is sufficient for its operation and the proposed massage establishment use. Given that there is no change in the existing access points/circulation throughout the site, staff do not have concerns related to traffic interferences on the surrounding streets.

**9. The proposed Conditional Use does not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance:**

*Comment:* The subject property has already been developed with the multi-tenant office building. The proposed massage establishment is located within the existing development and will not result in a loss of any existing natural, scenic, or historic features.

**10. The proposed Conditional Use complies with all additional regulations in the Zoning Ordinance specific to the Conditional Use requested:**

*Comment:* The proposed massage establishment will comply with all other requirements of the Zoning Ordinance for the C-3 General Commercial District.

Case No. 25-025-CU                      Conditional Use Amendment                      1685 E. Oakton Street  
Case No. 25-032-CU                      Conditional Use                      1645 S. Des Plaines River Road  
Case No. 25-033-CU                      Conditional Use                      581 E. Golf Road

**PZB Procedure and Recommended Conditions:** Under Section 12-3-4.D (Procedure for Review and Decision for Conditional Uses) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve or deny the request. Consideration of the request should be based on a review of the information presented by the petitioner and the findings made above, as specified in Section 12-3-4.E (Standards for Conditional Use) of the Zoning Ordinance. If the PZB recommends and City Council ultimately approves the request, staff recommends the following conditions.

**Conditions of Approval:**

1. Prior to operation of the massage establishment on the subject property, a business registration and required permits must be issued by the Community and Economic Development department.
2. At time of the building permit process, plans may be modified as necessary to comply with all local and state requirements for massage establishments and applicable Zoning Ordinance requirements.
3. No permanent makeup or any other activities defined under “body art establishment” in Section 12-13-3 of the Zoning Ordinance may be conducted on this property without prior approval of the City.

Member Fowler asked if we have considered updating our massage definitions to modernize them given the nature of the industry. Mr. Stytz stated this could be considered in the future.

Member Fowler stated if the Petitioner would expand into skin-to-skin massage. Ms. Kukhareva stated she will not as she is a licensed cosmetologist and not a massage therapist.

Vice Chairman Catalano asked for any public comment and there was none.

Member Weaver moved and Member Fowler seconded, a motion to recommend the City Council approve the requested conditional use, subject to the three conditions recommended by Staff.

AYES:                      Catalano, Fowler, Zadrozny, Weaver  
NAYS:                      None  
ABSTAIN:                      None

\*\*\*MOTION CARRIED\*\*\*

Case No. 25-025-CU	Conditional Use Amendment	1685 E. Oakton Street
Case No. 25-032-CU	Conditional Use	1645 S. Des Plaines River Road
Case No. 25-033-CU	Conditional Use	581 E. Golf Road
<b>Address:</b>	581 E. Golf Road	

Vice Chairman Catalano swore-in the petitioner. Ms. Fehrmann presented her request to operate a childcare center at 581 E. Golf Road as presented in the PZB packet.

Member Fowler asked if this is the old Fahey medical building. Ms. Fehrmann stated it is.

Member Weaver asked how the subject property is better for the business than the current location. Ms. Fehrmann stated she is currently renting at 1345 E. Golf Road, but likes the subject property better because it's larger, she will own it, and it's closer to residential and an elementary school.

Member Fowler asked if the current applicant is under lease at the proposed location. Ms. Fehrmann stated she is purchasing subject property.

Vice Chairman Catalano asked about the timing of this zoning request process and the purchase of the proposed subject site and if the timing work to accommodate the Petitioner's business and the necessary construction work on the subject property. Ms. Fehrmann stated she is currently on a month-to-month lease at the current 1345 E. Golf Rd location and plans to close on the subject property during the first week of July 2025.

Vice Chairman Catalano asked the Petitioner if they are aware of the conditions of approval especially the condition requiring an 8-foot wide landscape area. Ms. Fehrmann stated this is different than her original proposal but accepts the recommended condition of approval.

Member Weaver asked about the relationship between the Petitioner and the property owner listed in the agenda. Ms. Fehrmann stated that she is the business owner and will become the property owner once this request is approved

Senior Planner Stytz presented the staff analysis.

**Issue:** The petitioner requests a conditional use for a childcare center in the C-3 district at 581 E. Golf Road.

**Petitioner:** Amy Fehrmann, 8401 W. Johanna Drive, Niles, IL 60714

**Owner:** Sadathulla Shareef, 1470 Kew Avenue, Hewlett, NY, 11557

**Case Number:** #25-033-CU

**PINs:** 09-07-418-036-0000 and 09-07-418-007-0000

**Ward Number:** #7, Alderman Patsy Smith

**Existing Zoning:** C-3, General Commercial

Case No. 25-025-CU	Conditional Use Amendment	1685 E. Oakton Street
Case No. 25-032-CU	Conditional Use	1645 S. Des Plaines River Road
Case No. 25-033-CU	Conditional Use	581 E. Golf Road
<b>Existing Land Use:</b>	Office Building	

**Surrounding Zoning:** North: R-1, Single Family Residential District  
South: C-3, General Commercial District  
East: R-1, Single Family Residential District  
West: C-3, General Commercial District

**Surrounding Land Uses:** North: Single Family Residences (residential)  
South: Office (commercial)  
East: Vacant lot  
West: Childcare Center (commercial)

**Street Classifications:** Golf Road and Wolf Road are *other principal arterial* roads and Broadway Street is a *local* road, all under Illinois Department of Transportation (IDOT) jurisdiction.

**Comprehensive Plan:** The Comprehensive Plan illustrates this site as Higher Density Urban Mix with Residential.

**Property/Zoning History:** Based on city records, the subject property was annexed into the city in 1927 as vacant pieces of land. Pursuant to historical aerials, around 1961 the property was developed as an office building and has been utilized as such since that time<sup>2</sup>. There have been no recent entitlements associated with the subject property.

### CONDITIONAL USE

**Request Description:** *Overview*

The petitioner requests a conditional use to operate a childcare center on the subject properties as described in the attached Project Narrative. A childcare center, as defined below, is a conditional use in the C-3 district.

CENTER, CHILDCARE: Any place other than a family home in which persons receive childcare services during any part of a day not exceeding thirteen (13) hours in any twenty four (24) hour period.

The subject property consists of one 26,000-square foot parcel located at the southeast corner of the Cumberland Circle where Golf Road, Wolf Road, Broadway Street, and State Street converge at a roundabout. It is currently developed with a single-tenant office building with an off-street parking area as illustrated on the attached Plat of Survey. The proposed childcare center would utilize the entire footprint of the existing building with two main entry points, one along the north elevation facing Golf Road and the other along the east elevation facing the alley and off-street parking area.

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<sup>2</sup> <https://www.historicaerials.com/location/41.625/-87.875/T1890/16>. Retrieved June 13, 2025.

*Proposed Operations*

Childcare centers must be licensed by the State of Illinois and are required to meet specific health, life safety, and building codes at all times. Based on the attached Project Narrative, this use would operate year-round Monday through Friday from 6:30 A.M. to 6:00 P.M.—which complies with the specific hours of operation restriction in Section 12-8-7 of the Zoning Ordinance—and be closed on weekends and major national holidays. The childcare center will also conduct a seasonal school-age program during the summer and school breaks.

A total of up to 130 children and 18 staff members will be present on site at the childcare center with classrooms divided by age and development level. Note that the number of children per age group can vary. See the attached Project Narrative for additional information.

<b>Current Proposed Childcare Center Enrollment</b>	
<b>Age Group</b>	<b>Maximum Number of Children</b>
Infants (6 weeks to 14 months)	Up to 12
Toddlers (15 to 23 months)	Up to 15 per room (2 rooms)
Twos (24 to 35 months)	Up to 16 per group
Preschool (3 to 5 years)	Up to 20 per group
School-Age Program (5 to 12 years)	Up to 30 (during non-school hours & seasonal breaks)

\*Number of children in each age group subject to change.

*Architectural Plans and Indoor Activity Area*

The existing building is a single level with a full basement totaling 8,628 square feet in gross floor area. The petitioner does not propose to utilize the basement level but will divide the first level space as denoted in the table below and illustrated in the attached Architectural Plans. Aside from the addition of exterior doors for each proposed classroom area—as required by the city’s adopted building codes—no changes are proposed to the building’s exterior.

Pursuant to Section 12-8-7 of the Zoning Ordinance, a minimum indoor activity area of 35 square feet per child is required exclusive of areas for administrative uses, restrooms, hallways, storage, and kitchen areas. The occupancy for children in each room has been reflected in the table to meet this requirement exactly with the exception of the infant-only classroom, which provides 55 square feet (an additional 20 square feet) for each child.

<b>Current Proposed Classroom Spaces*</b>		
<b>Age Group<sup>3</sup></b>	<b>Floor Area</b>	<b>Number of Children<sup>4</sup></b>
Infants	661 SF	12
Infants / Toddlers	498 SF	14
Twos / Preschool (P-2)	580 SF	16
Twos / Preschool (P-2)	701 SF	20
5 years to 12 years	1,054 SF	30
Toddlers / Twos (T-2)	514 SF	14
Twos / Preschool (P-2)	704 SF	20
<b>Totals</b>	<b>4,712 SF</b>	<b>126 children</b>
<b>Other Proposed Spaces*</b>		
<b>Use of Space</b>	<b>Floor Area</b>	<b>Building Location</b>
Multiple-Stall Restroom	88 SF	Between the T-2 and P-2 Classrooms
Office	220 SF	Near North Entry
Office	142 SF	Near North Entry
Consultation Room	124 SF	NW Corner of Building
Elevator	50 SF	North Corridor
2 Single-Stall Restrooms	52 SF each	North Corridor
Multiple-Stall Restroom	86 SF	Between two P-2 Classrooms
Break Room	219 SF	SW Corner of Building
Kitchen	272 SF	SW Corner of Building
Laundry	74 SF	SW Corner of Building
Single-Stall Restroom	38 SF	SW Corner of Building
<b>Total Area</b>	<b>1,491 SF</b>	

\*Room areas and use of rooms subject to change to meet City and DCFS regulations.

*Site Plan and Outdoor Activity Area*

The attached Site Plan illustrates the proposed changes to the subject property to accommodate the proposed use, including the addition of a 4,323-square-foot outdoor activity area, which will be enclosed by a three-foot-tall wood picket fence and be improved with synthetic turf, play zones, and structures as described in the attached Project Narrative. An outdoor activity area must be a minimum size of 75 square feet per child that could be outdoors at one time. As such, the size of the proposed outdoor activity area allows up to 57 children to utilize the space at given time.

<sup>3</sup> The same classroom may be utilized by different age groups separately or utilized by certain age groups simultaneously based on Illinois Department of Children and Family Services (DCFS) regulations.

<sup>4</sup> The number of children in each classroom may vary based on age group and applicable DCFS regulations.

*Access and Circulation*

The subject property is currently accessed by two separate 20-foot-wide public alleys—one off Broadway Street at its south and one off Golf Road at its east as illustrated in the attached Site Plan—which are not subject to change as part of this request. There is an existing row of 10 off-street parking spaces that are directly accessed from the east alley and a separate two-row 15 space off-street parking area directly accessible from the south alley, both of which are proposed to be re-striped resulting in four new off-street parking spaces.

As illustrated on the attached Site Plan and described in the attached Project Narrative, drop-up/pick-up operations for the childcare center will consist of a single, one-way vehicle path starting on the south alley accessed via northbound Broadway Street and ending on the east alley at Golf Road. Parents will be able to park vehicles in the parking lot adjacent to the building and the parking row along the east alley to ensure that both alleys remain clear for drop-off/pick-up operations.

*Off-Street Parking*

Pursuant to Section 12-9-7 of the Zoning Ordinance, childcare centers must provide a minimum of one space for every 15 children under care plus one space for every employee. Based on the proposed child enrollment of up to 130 and a staff of up to 18 employees, a total of 27 off-street parking spaces—including a minimum of two accessible spaces—are required. While the subject property currently contains 25 off-street parking spaces including two accessible spaces, the petitioner’s proposed parking space additions increase the total off-street parking space count to 29 spaces—including two accessible spaces—which complies with this requirement. All parking spaces will need to comply with the specifications of Sections 12-9-6 and 12-9-8 of the Zoning Ordinance.

*Landscaping and Screening*

As illustrated on the attached Site Plan, the subject property currently contains a mature tree and some shrub areas on many street-and alley-facing portions of the building, excluding the portion of the east building elevation that abuts the off-street parking area. The petitioner proposes maintaining these shrub areas while also adding: (i) shrub areas along the southwestern portion of building facing Broadway Street and the Cumberland Circle; and (ii) infill landscape areas in between window wells on the southeast and east building elevations. An eight-foot-wide area located between the outdoor activity area and the west property line is noted on the attached Site Plan as a lawn area. However, to assist with screening

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and to soften the transition between the proposed wood picket and Cumberland Circle roundabout, staff have added a condition requiring that this area is improved with shrubs and perennials.

**Standards for Conditional Use:** Conditional Use requests are subject to the standards set forth in Section 12-3- 4(E) of the Zoning Ordinance. Rationale for how the proposed amendments would satisfy the standards is provided below and in the attached Petitioner Responses to Standards. For its rationale, the Board may use the responses provided as written, modify them, or adopt its own.

**1. The proposed Conditional Use is in fact a Conditional Use established within the specific Zoning district involved:**

*Comment:* A childcare center is listed as a conditional use as specified in Section 12-7-3.K of the Zoning Ordinance for properties in the C-3 District.

**2. The proposed Conditional Use is in accordance with the objectives of the City's Comprehensive Plan:**

*Comment:* The Future Land Use Map of the 2019 Comprehensive Plan designates this property as a *Higher Density Urban Mix with Residential* land use designation, which focuses on more dense commercial developments with a residential component. While it can be argued that the proposed childcare use is a more intensive commercial use, it does not fully align with this land use designation. However, the Comprehensive Plan does also seek to promote uses that serve the needs of the community, which the proposed childcare use does fit. Nonetheless, the PZB should decide.

**3. The proposed Conditional Use is designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity:**

*Comment:* The proposed childcare center will be located within an established stone and brick office building that is generally harmonious and appropriate in appearance to surrounding commercial and residential development in the immediate area. The subject property currently contains minimal landscaping improvements which the petitioner is proposing to maintain and expand upon to better screen the proposed childcare center use from neighboring development.

**4. The proposed Conditional Use is not hazardous or disturbing to existing neighboring uses:**

*Comment:* Childcare centers are regulated by multiple licensing, facility, and operational standards that ensure it is not hazardous or disturbing to surrounding uses. While a component of this use includes an outdoor activity area for recreation, the recreation area faces away from residences and the remainder of the activities of this use will take place inside the building itself minimizing perceived adverse effects. In addition, drop-up/pick-up operations will be designed to utilize the existing alleys and off-street parking on the subject property to minimize adverse effects on neighboring uses.

**5. The proposed Conditional Use is to be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or, agencies responsible for establishing the Conditional Use shall provide adequately any such services:**

*Comment:* The subject property is adequately served by essential public facilities and services, which will not change with the operation of the childcare center on site. Staff do not have concerns that this use will impact the essential public facilities and services currently serving the subject property.

**6. The proposed Conditional Use does not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic well-being of the entire community:**

*Comment:* The existing vacant building is currently not providing any economic benefit to the city as a whole. However, the new childcare center will repurpose the building and provide services to the city without excessive additional requirements for public facilities and services.

**7. The proposed Conditional Use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors:**

*Comment:* Childcare centers can create adverse effects during drop-up/pick-up activities during hours of operation. However, the proposed circulation and staggered drop-up/pick-up times will help minimize these adverse effects during peak traffic hours. Outside drop-off/pick-up periods, perceived adverse effects from this use are minimal if present at all. The outdoor activity area is located on the west side of the site opposite the neighboring residences and its use will be staggered between multiple classrooms during the day to regulate the number of children outside and minimize overall noise from this activity.

**8. The proposed Conditional Use provides vehicular access to the property designed so that it does not create an interference with traffic on surrounding public thoroughfares:**

*Comment:* The existing vehicular access to the subject property is sufficient for the childcare center use and will not be adjusted. In addition, drop-up/pick-up operations will occur on private property accessible by utilizing the existing alley and street connections. The proposed parking layout will require vehicles reversing along the east lot line to circulate using the alley. While not ideal, the conditions currently exist.

**9. The proposed Conditional Use does not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance:**

*Comment:* The subject property has already been developed with the office building and the proposed use will occupy the existing building without further development or any new loss of these features.

**10. The proposed Conditional Use complies with all additional regulations in the Zoning Ordinance specific to the Conditional Use requested:**

*Comment:* The proposed childcare center will comply with all other requirements of the Zoning Ordinance for the C-3 General Commercial District.

**PZB Procedure and Recommended Conditions:** Under Section 12-3-4.D (Procedure for Review and Decision for Conditional Uses) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve or deny the request. Consideration of the request should be based on a review of the information presented by the petitioner and the findings made above, as specified in Section 12-3-4.E (Standards for Conditional Use) of the Zoning Ordinance. If the PZB recommends and City Council ultimately approves the request, staff recommends the following conditions.

**Conditions of Approval:**

1. At time of the building permit process, the plans may be modified as necessary to comply with all local and state requirements for childcare centers and applicable Zoning Ordinance requirements.
2. This use shall not obstruct any public rights-of-way during operations. No pick-up, drop-off, or queuing may occur along Golf Road.
3. Prior to issuance of business registration, a minimum eight-foot-wide landscape area containing shrubs and perennials must be installed between the outdoor activity area and the west property line.

Member Weaver asked about the intent and use of the separate lot east of the north-south alley. Mr. Stytz stated the lot east of the alley is 600 E. Golf Rd, is zoned R-1, and is developed with a paved parking area and no residential building. This land will not be used as part of the proposed childcare use. This is a paved access area on this lot used to access the existing garage for the residence adjacent to the east at 615 E. Golf Rd.

Member Weaver stated there is an occupied house at 615 E. Golf Rd. Mr. Stytz reiterated there is.

Member Zadrozny asked is the contract to purchase contingent on receiving City Council approval. Ms. Fehrmann stated it is contingent but hopes for a favorable vote by the PZB and the City Council. Mr. Stytz stated this PZB recommendation is planned for the July 21, 2025 City Council meeting for at least the first reading.

Vice Chairman Catalano asked for any public comment.

Robert Crocker (640 E. Golf Rd) – He is a neighboring property owner and is generally in favor of the request but is concerned about the right out only on to eastbound E. Golf Road. Mr. Stytz stated that the proposed circulation pattern to be one-way west to east and there will be no change to existing traffic patterns.

Member Weaver asked if the public alley is wide enough for two-way traffic. Mr. Stytz stated the alleys are 20 feet wide and two-way traffic could be accommodated at slow speeds. Member Fowler confirmed that the alley is sufficiently wide for two-way traffic.

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Member Weaver reiterated that slow speeds should easily accommodate two-way traffic. This could permit traffic to use Broadway as well permitting northbound traffic to the traffic circle and better traffic distribution to all the Golf/Broadway/Wolf directions.

Vice Chairman Catalano asked staff to show the location of the main public entrance. Mr. Stytz stated that the main public is on the easterly (rear) side of the subject building and pick-up-drop-off is designed for parents/guardians to park in the parking spaces from which the children exit the car to proceed to the building entrance.

Frances Monaco (1328 Webford Ave) is currently as employee of the subject business and this will be wonderful site for the business and the community in general.

Vice Chairman Catalano asked if this location would increase the childcare center capacity. Ms. Fehrmann stated the subject property will increase their possible capacity, it will be better functionally, but due to the parking supply, they will be limited to about 77 students.

Brian Murphy (612 Yale Ct.) stated he is in favor of the proposed childcare center and it will be a good additional to the community and verify if the 615 E. Golf Rd house will be restricted.

Member Fowler motioned and Member Zadrozny seconded a motion to recommend that the City Council approve the proposed childcare center conditional use with the recommended conditions.

AYES:            Catalano, Fowler, Zadrozny, Weaver

NAYS:            None

ABSTAIN:        None

\*\*\*MOTION CARRIED\*\*\*

**ADJOURNMENT**

Chairman Szabo adjourned the meeting by affirmative voice vote at 8:02 p.m.

Sincerely,  
Jonathan Mendel, CED Assistant Director/Recording Secretary

cc: City Officials, Aldermen, Planning & Zoning Board, Petitioners