



**DES PLAINES PLANNING AND ZONING BOARD MEETING  
 October 10, 2023  
 APPROVED MINUTES**

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, October 10, 2023, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

Chair Szabo called the meeting to order at 7:00 p.m. and roll call was established.

PRESENT: Weaver, Fowler, Hofherr, Saletnik, Szabo,

ABSENT: Catalano, Veremis

ALSO PRESENT: Ryan Johnson, Asst Director of Community & Economic Development  
 Jonathan Stytz, Senior Planner  
 Margie Mosele, CED Executive Assistant

A quorum was present.

**Call to Order and Roll Call**

**Approval of Minutes:** September 26, 2023

**APPROVAL OF MINUTES**

**A motion was made by Board Member Fowler seconded by Board Member Hofherr to approve the meeting minutes of September 26, 2023.**

AYES: Fowler, Hofherr, Weaver, Saletnik, Szabo

NAYES: None

ABSTAIN: None

**\*\*\*MOTION CARRIES UNANIMOUSLY \*\***

**PUBLIC COMMENT ON NON-AGENDA ITEM**

Chair Szabo asked if anyone was here to discuss items not on the agenda. – None

1. **Address: 607 E. Oakton Street****Case Number: 23-055-CU**

The petitioner has requested a Conditional Use for an auto service repair use in the C-3 General Commercial district at 607 E. Oakton Street, and any other variations, waivers, and zoning relief as may be necessary.

**Petitioner:** Mykola Tsakhniv, 601 Huntington Commons, Mt Prospect, IL 60056

**Owner:** 607 Oakton, LLC, 2241 W. Howard Street, Chicago, IL 60645

**PIN:** 09-30-202-008-0000

**Ward:** #5, Alderman Carla Brookman

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

**Existing Land Use:** Vacant Building (former Auto Service Repair use)

**Surrounding Zoning:** North: R-3, Townhouse Residential District  
South: R-1, Single Family Residential District  
East: C-3, General Commercial District  
West: M-2, General Manufacturing District

**Surrounding Land Use:** North: Townhouses (residential)  
South: High School (institutional)  
East: Animal Hospital (commercial)  
West: Warehouse (industrial)

**Street Classification:** Oakton Street and Wolf Road are Minor Arterial roads, both under Illinois Department of Transportation (IDOT) jurisdiction.

**Comprehensive Plan :** Commercial is the recommended use of the property.

**Zoning/Property History:** Based on City records, the subject property was annexed into the City in 1955. It was utilized as an auto repair use, Elmer's Service, until 2014 when it was vacated. The subject property has been vacant since 2014. Auto service repair was not a conditional use in past zoning ordinances, so no zoning entitlements were necessary for the prior repair shop and thus no conditional use permits are on record for this address.

**Project Description:***Overview*

Petitioner Mykola Tsakhniv has requested a Conditional Use Permit to operate an auto service repair facility, BOGO Shop, at 607 E. Oakton Street. The subject property contains a stand-alone building with a surface parking area as shown in the attached ALTA/NSPS Land Title Survey. The subject property is located on the southeast corner of Oakton Street and Wolf Road and is accessed by four existing curb cuts, two from Oakton Street and Wolf Road. The subject property is located within the C-3, General Commercial district and auto service repair requires a conditional use permit in the C-3 zoning district.

*Floor Plan and Elevations*

The existing one-story, 2,437-square foot building is made up of three service bays, 120-square feet of office space, restroom, utility rooms, and storage spaces. While the petitioner is not proposing a change to the size or location of the building, the proposal includes adjustments to the existing floor plan, which are summarized below and illustrated on the attached Floor Plans:

- Repurpose the existing front office space into a customer lobby area;
- Repurpose the existing front storage area into an office;
- Expand the existing restroom space; and
- Repurpose the existing rear utility room as a parts assembly area.

The existing structure is comprised of a mixture of board and batten siding and concrete masonry units. The petitioner does not propose to replace the existing materials but rather repaint all exterior building materials as illustrated in the attached Elevations and the attached Renderings.

*Off-Street Parking and Access*

Pursuant to Section 12-9-7 of the Des Plaines Zoning Ordinance, auto service repair facilities are required to provide two parking spaces per service bay and one space for every 200 square feet of accessory retail. Thus, a total of seven off-street parking spaces are required including one handicap accessible parking space. The attached Site Plan proposes 15 total parking spaces on the property, including a handicap accessible space. There are currently four access points on the subject property, two are in close proximity to the Oakton/Wolf intersection. Public Works and Engineering (PWE) staff have recommended that these two curb cuts be removed and replaced with turf and curb to minimize vehicle/pedestrian interactions and traffic cutting through the subject property. However, the proposal does not include the removal of any curb cuts. Instead, it includes the closing off the westernmost curb cut off Oakton Street and northernmost curb cut off Wolf Road with the addition of two planter boxes in front of each entrance. A proposed condition of approval is that the landscaper boxes need to be located within the property line. No other changes to the existing curb cuts are proposed. The existing pavement in the parking area is in disrepair. As such, the petitioner intends to either replace, retain, or sealcoat portions of the parking area based on its condition and restripe parking spaces as illustrated on the attached Site Plan.

### *Landscaping and Screening*

The existing property is void of any landscaping. However, the petitioner's proposal includes (i) the installation of a landscaped area with curb at the northwest corner of the property and (ii) the addition of four planter boxes—two located in front of the westernmost curb cut off Oakton Street and two located in front of the northernmost curb cut off Wolf Road—as illustrated in the attached landscape plan. A proposed condition of approval is that the landscaper boxes need to be located within the property line.

The Comprehensive Plan seeks to encourage and actively pursue beautification opportunities and efforts, including the installation of landscaping, street furniture, lighting, and other amenities, to establish a more attractive environment and achieve stronger corridor identity in Des Plaines. Due to the small lot and prominent location, conditions are being recommended by staff to enhance the property and minimize any visual impacts. While the proposal includes the addition of some landscaping, staff has added a condition requiring a minimum five-foot-landscape bed around the perimeter of the north row of six parking spaces and along the entire west property line maintaining the access through the southernmost curb cut off Wolf Road to provide a more pronounced buffer between the streets, building, and parking areas.

A dumpster will be located behind the building within a fenced in area. Staff has added a condition that the dumpster is located within an enclosure in compliance with Section 12-10-11 of the Des Plaines Zoning Ordinance. The enclosure is noted on the Floor Plan.

### *Business Operations*

BOGO Shop will be open 7:00 a.m. to 6:00 p.m. Monday through Friday, 9 a.m. to 1 p.m. on Saturdays and closed on Sundays. Their services will include: (i) engine diagnostics and repairs; (ii) brake system inspections and repairs; (iii) suspension and steering repairs; (iv) transmissions maintenance and repairs; (v) AC and heating system servicing; (vi) electrical system diagnostics and repairs; and (vii) routine maintenance (e.g., oil changes, tire rotations, etc.). A maximum of four employees will be present on site at a given time. Please see the attached Project Narrative for more details. Proposed conditions of approval related to business operations include providing a dedicated area for used tires and a tire disposal contract provided with the business registration, if applicable to business operations. Another condition of approval limits use of the existing waste oil tank until proper approvals are received from local, state, or federal entities.

**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:* The proposed services at the BOGO shop are classified under the auto service repair use, which is a Conditional Use as specified in Section 12-7-3.K of the Zoning Ordinance for properties in the C-3 General Commercial District.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**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 redevelopment of existing commercial corridors to attract new businesses to Des Plaines. This property is positioned on the Oakton Street corridor and is surrounded by a mixture of commercial, residential, and industrial development. The addition of the auto service repair use at the subject property falls within the Commercial use category.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**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 property and existing building has been designed for an automotive repair use and was previously occupied by an automotive service repair shop. However, the subject property has been vacant since 2014 and has fallen into disrepair. The proposed auto repair facility will repurpose and improve this property so it is consistent with surrounding commercial development. The petitioner proposes to revitalize the vacant building for an auto service repair use so that it blends well with the surrounding commercial uses and structures. The petitioner proposes to repaint the exterior of the building and slightly alter the floor plan, but does not propose to change the size, location, or height of the structure at this time.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

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

*Comment:* The previous automotive repair use located within this building was not hazardous or disturbing to existing neighboring uses. The footprint and height of the existing building will remain the same. However, the exterior of the building will be repainted to improve its appearance and the installation of landscaping on the site is proposed to improve the overall appearance of the property to neighboring uses. The auto service repair use is consistent with and complementary to other commercial uses in the area.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

- 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 use on this site was adequately served by essential public facilities and services. The proposal does include closing off the two curb cuts closest to the Oakton/Wolf intersection to address concerns related to vehicular/pedestrian interactions and cut-throughs. However, the two remaining curb cuts are sufficient to provide access to the site. Staff does not have concerns that the proposed auto service repair use will be adequately served by essential public facilities and services.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

- 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 previous auto service repair use did not create a burden on public facilities and was not detrimental to the economic well-being of the community. Thus, there are no anticipated concerns for the community as a result of the Conditional Use Permit for a new auto service repair use at this location.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

- 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 proposed auto service repair use is not anticipated to create additional traffic compared to the previous auto service repair use. In addition, all activities will take place inside the building to reduce any noise, smoke fumes, glare, or odors. An eight foot tall, solid fence is required by Section 12-10-9.C for C-3 properties abutting residential districts; a proposed condition of approval requires this fence to be installed. This fence will limit any headlights from spilling onto the adjacent property and provide additional screening.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

- 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 proposed auto service repair use will not create an interference with traffic on surrounding public thoroughfares. The proposal will close off two of the existing four access points onto the property—one from Oakton Street and one from Wolf Road—and add landscaping to minimize vehicular interaction points utilized by the previous auto service repair business.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**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 proposed auto service repair use would not cause the destruction, loss, or damage of any natural, scenic or historic features of major importance. The building and site were already developed for this use. The petitioner plans to add landscaping and screening to improve the aesthetics of the property.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

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

*Comment:* The proposed auto service repair use meets all other requirements of the Zoning Ordinance for the C-3 General Commercial District.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**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, approve subject to conditions, or deny the above-mentioned conditional use permit for a new auto service repair use at 607 E. Oakton Street. City Council has final authority on the proposal.

Consideration of the request should be based on a review of the information presented by the applicant and the findings made above, as specified in Section 12-3-4.E (Standards for Conditional Uses) of the Zoning Ordinance. If the PZB recommends approval of the request, staff recommends the following conditions.

**Conditions of Approval:**

1. The parking area shall be repaved with a dust-free hard surface and the parking spaces shall be painted on the property to match the approved Site Plan A revised parking striping plan may be approved by the Community and Economic Development Department if the plans meet requirements of Section 12-9-6 and Site Plan Review standards pursuant to Section 12-3-2.B.
2. Minimum five-foot wide perimeter landscape areas shall be installed along the perimeter of the north parking area and the west property line in compliance with Section 12-10-8.B.
3. All planter boxes shall be at least 12-inches high and 12-inches wide and shall be filled and maintained with live plantings. Planter boxes and any other landscaping improvements must be located within the property line.
4. The dumpster shall be screened on all sides by solid wood or masonry fence with a height of not less than six feet but not more than eight feet in compliance with Section 12-10-11.
5. Damaged or inoperable vehicles shall not be parked or stored outside the Subject Property for more than fourteen consecutive days.

6. No vehicles shall be stored within the required parking spaces or drive aisles at any time.
7. Only three service bays shall be allowed for the life of this conditional use.
8. No auto body related activities are permitted unless this conditional use is amended. Sale and display of motor vehicles is not permitted at any time.
9. That the Site/Landscaping Plan drawing shall be updated so as to remove the two curb cuts closest to the East Oakton Street/South Wolf Road intersection, provide the dumpster enclosure location and details, and show the addition of the perimeter landscape areas between the parking area and the public sidewalk. The revised Site/Landscape Plan drawings shall be resubmitted to staff within 60 days of City Council approval.
10. An eight-foot tall solid wood, vinyl, or masonry fence must be installed along the south boundary in compliance with Section 12-10-9.C.
11. Used tires may only be stored inside the building, dumpster enclosure, or permitted accessory structure. A contract with a tire disposal company must be provided to Community and Economic Development staff prior to issuance of a business registration, or an affidavit signed attesting that no used tires will be stored on site.
12. The existing waste oil tank on site shall not be used until it receives proper local, state, or federal approvals.

**Attachments:**

- Attachment 1: Location Map
- Attachment 2: Site and Context Photos
- Attachment 3: Photos of Existing Conditions
- Attachment 4: ALTA/NSPS Land Title Survey
- Attachment 5: Petitioner's Responses to Standards for Conditional Uses
- Attachment 6: Project Narrative
- Attachment 7: Site Plan
- Attachment 8: Floor Plan
- Attachment 9: Elevations
- Attachment 10: Renderings
- Attachment 11: Landscape Plan
- Attachment 12: Photometric Plan



Chair Szabo swore in Mykola Tsakhniv (Petitioner), Louis Capozzoli (Attorney), Kevin Kazimer (Architect), and Nick Ivaniv and Roman Tsakhniv (interpreters). Mr. Capozzoli stated that here to discuss 607 East Oakton to open an Auto Repair Service. He stated that the building is staying the same and will be making improvements. He stated that Main West is located behind the property. He stated that the property has been vacant since 2014. They plan to do auto repair and no body work. They plan to make improvements inside the building including office, storage, restrooms and cosmetic repairs. He stated that they meet the parking requirements. Mr. Capozzoli stated that the city wants curb cuts for two driveways into the property. He stated that the back fence is not on their property.

Mr. Kazimer gave a Power Point presentation. He went over the Plat of Survey from 6/27/2023. He showed enlargements from the NW Corner view with the recent IDOT improvements. He displayed pictures of the IDOT improvements from September 2021 and October 2023. He gave examples of Des Plaines Mechanic Shops and their curb cuts. He explained the proposed site plan. He displayed photos of the existing fence. He showed the Des Plaines Zoning Ordinance for Fencing 12-8-2. He explained the proposed Landscape Plan. He displayed the Proposed Aerial Rendering of the site. He displayed a photo of the Horse Trough Planters. He went over the Proposed Photometrics Plan.

Member Fowler stated that lots of people cut through that area. She stated we need to look at the safety of the kids. She also asked if the petitioner contacted Maine West regarding the fence.

Mr. Kazimer stated that they have an alternative to the fence which would have canvas.

Mr. Capozzoli stated that they have not contacted Maine West. But they could put Maine West's name on the fence and clean it up.

Jonathan Stytz, Senior Planner, explained the fence requirements. He stated that the fence is located on Maine West's property. He stated that the section of the code they are discussing regarding fencing abutting and that is only when both fences are on the same property. He stated that the fence would be on the petitioner's property. He stated privacy slats are not permitted.

Chair Szabo stated that he does not suggest back to back fences since it could cause litter build-up.

Jonathan Stytz went over the staff report. He explained the petition for a Conditional Use for an Auto Service Repair Use at 607 E. Oakton Street. Mr. Stytz explained the Location Map and Background for 607 E. Oakton Street: This location was a former auto repair use (Elmer's Service) and building has been vacant since 2014. He noted the property consists of one lot of record with total property area of 15,499 SF (0.36 acres) and is in the C-3 General Commercial zoning district.

Mr. Stytz displayed and explained Site Photos. He explained the Site Plan which includes parking spaces, drive isles, landscape areas, etc. He explained the Floor Plan, North (Front) Elevation, West (Side) Elevation, East (Side) Elevation and South (Rear) Elevation. He displayed the Renderings from three angles. He explained the Landscape Plan. He stated staff is concerned about safety because of the cut throughs. He stated that the city has concerns with the two curb cuts.

The PZB Staff has 11 Recommended Conditions which are as follows:

1. The parking area shall be repaved with a dust-free hard surface and the parking spaces shall be painted on the property to match the approved Site Plan. A revised parking striping plan may be approved by the Community and Economic Development Department if the plans meet the requirements of Section 12-9-6 and Site Plan Review standards pursuant to Section 12-3-2.B.
2. Minimum five-foot wide perimeter landscape areas shall be installed along the perimeter of the north parking area and the west property line in compliance with Section 12-10-8.B.
3. All planter boxes shall be at least 12-inches high and 12-inches wide and shall be filled and maintained with live plantings. Planter boxes and any other landscaping improvements must be located within the property line.
4. The dumpster shall be screened on all sides by a solid wood or masonry fence with a height of not less than six feet but not more than eight feet in compliance with Section 12-10-11.
5. Damaged or inoperable vehicles shall not be parked or stored outside the Subject Property for more than fourteen consecutive days. No vehicles shall be stored within the drive aisles at any time.
6. Only three service bays shall be allowed for the life of this conditional use. No auto body related activities are permitted unless this conditional use is amended. Sale and display of motor vehicles is not permitted at any time.
7. No auto body related activities are permitted unless this conditional use is amended. Sale and display of motor vehicles is not permitted at any time.
8. That the Site/Landscaping Plan drawing shall be updated so as to remove the two curb cuts closest to the East Oakton Street/South Wolf Road intersection, provide the dumpster enclosure location and details, and show the addition of the perimeter landscape areas between the parking area and the public sidewalk. The revised Site/Landscape Plan drawings shall be resubmitted to staff within 60 days of City Council approval.
9. An eight-foot tall solid wood, vinyl, or masonry fence must be installed along the south boundary in compliance with Section 12-10-9.C.
10. Used tires may only be stored inside the building, a dumpster, a fully enclosed fence enclosure, or a permitted accessory structure. A contract with a tire disposal company must be provided to Community and Economic Development staff prior to issuance of a business registration, or an affidavit must be signed attesting that no used tires will be stored on site.
11. The existing waste oil tank on site shall not be used until it receives proper local, state, or federal approvals.

He stated that the Planning and Zoning Board is the Recommending Body and has the authority to recommend approval, approval with conditions, or denial for the Conditional Use for Auto Service Repair Use.

Member Weaver stated that the area where they are not sure if it will be gravel or grass is not in the condition.

Mr. Stytz stated that it is not in the conditions of approval. The area is noted because staff need to the area to be identified on what it will be used for since the Site Plan will be part of an ordinance. He also stated that the area cannot be gravel. He stated they can seed the area.

Mr. Saletnik stated that before this goes to council and it should be included in the conditions, the disposition of the unknown area needs to be known. The property owner needs to decide what they will be doing with that area and plan accordingly. And this is since this is next to Maine West- why wouldn't you contact them to find out who owns the fence. He stated that should have been a part of the petitioner's due diligence. He stated that they should be required to contact Maine West to see if they will remove the fence. Then the City should require you to put up the normal 8-foot barrier fence. He also states that the galvanized horse troughs are not right for such a highly visible area. He also asked staff if engineering suggested those curb cuts to be closed. And if they did then another condition would be that the petitioner contacts IDOT and get a decision regarding the curb cuts.

Ryan Johnson, Assistant Community and Economic Development Director, stated that some of the changes shown by the petitioner tonight have not been given to staff. He stated staff would need time to review the changes.

Member Weaver stated that it looks like there are three conditions that need to be resolved for the board's recommendation. Those conditions are the planters, the curb cuts, and the fence.

Mr. Stytz stated that the curb cuts are IDOT property, and the city does not have a decision on what IDOT does. The curb cuts were there and IDOT came and made improvements and did not make a change. He doesn't think we should jump to the conclusion that IDOT left the curb cuts because they didn't have a problem with it. He believes the City should get something from IDOT to give a decision on what they think of the curb cuts. He believes if the condition for the two curb cuts is taken away that they should have something from IDOT showing approval.

Ryan Johnson stated that if IDOT was making improvements to a site, it is hard for the City Engineering department to decide what a future use for a private property would be. And for some of the examples from the petitioner, there are legal non-conforming curb cuts that were done many years ago that were allowed.

Member Saletnik stated that he believes there should be two conditions before it goes to City Council. He states that we need to get a disposition from Public Works and Engineering of what the status of the curb cuts would be and get disposition from Maine West on the fence.

Member Weaver stated that if they wait to have the issues addressed, then the petitioner would lose a construction season. He suggested a motion with changes to Conditions 3, 8 and 11.

**A motion was made by Board Member Weaver, seconded by Board Member Hofherr to recommend approval to the City Council of the C-3 Commercial District Conditional Use with the staffs 11 condition of approval subject to changes to in Numbers 3, 8 and 11. The Planning and Zoning Board suggested changes are as follows.**

1. The parking area shall be repaved with a dust-free hard surface and the parking spaces shall be painted on the property to match the approved Site Plan. A revised parking striping

- plan may be approved by the Community and Economic Development Department if the plans meet requirements of Section 12-9-6 and Site Plan Review standards pursuant to Section 12-3-2.B.
2. Minimum five-foot wide perimeter landscape areas shall be installed along the perimeter of the north parking area and the west property line in compliance with Section 12-10-8.B.
  3. All planter boxes shall be at least 12 inches high and 12 inches wide and shall be filled and maintained with live plantings. Planter boxes and any other landscaping improvements must be located within the property line, unless IDOT allows placement on the aprons. The planters shall be of precast concrete or of masonry construction.
  4. The dumpster shall be screened on all sides by a solid wood or masonry fence with a height of not less than six feet but not more than eight feet in compliance with Section 12-10-11.
  5. Damaged or inoperable vehicles shall not be parked or stored outside the Subject Property for more than fourteen consecutive days. No vehicles shall be stored within the drive aisles at any time.
  6. Only three service bays shall be allowed for the life of this conditional use. No auto body related activities are permitted unless this conditional use is amended. Sale and display of motor vehicles is not permitted at any time.
  7. No auto body related activities are permitted unless this conditional use is amended. Sale and display of motor vehicles is not permitted at any time.
  8. ~~That~~ The Site/Landscaping Plan drawing shall be updated so as to ~~remove the two curb cuts closest to the East Oakton Street/South Wolf Road intersection,~~ provide the dumpster enclosure location and details and show the addition of the perimeter landscape areas between the parking area and the public sidewalk, unless and until IDOT allows placement of the planters on the aprons. The revised Site/Landscape Plan drawings shall be resubmitted to staff within 60 days of City Council approval.
  9. An eight-foot tall solid wood, vinyl, or masonry fence must be installed along the south boundary in compliance with Section 12-10-9.C.
  10. Used tires may only be stored inside the building, a dumpster, a fully enclosed fence enclosure, or a permitted accessory structure. A contract with a tire disposal company must be provided to Community and Economic Development staff prior to issuance of a business registration, or an affidavit must be signed attesting that no used tires will be stored on site.
  11. The existing waste oil tank on site shall not be used until it receives ~~proper~~ proper applicable local, state, or federal approvals.

**AYES:** Weaver, Hofherr, Fowler, Saletnik, Szabo

**NAYES:** None

**ABSTAIN:** None

**\*\*\*MOTION CARRIES UNANIMOUSLY \*\*\***

**ADJOURNMENT**

The next scheduled Planning & Zoning Board meeting is Tuesday October 24, 2022.

Chairman Szabo adjourned the meeting by voice vote at 8:22 p.m.

Sincerely,  
Margie Mosele, Executive Assistant/Recording Secretary

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