

ORDINANCE 2025-15

**ORDINANCE APPROVING A SPECIAL USE PERMIT AS REQUIRED IN
APPENDIX B, SECTION 8.2(A) TO ALLOW A 'MEDICAL/DENTAL
CLINIC' AT 8604 W. GOLF ROAD, NILES IL**

Dated: This 25th day of February, 2025

**Published in Pamphlet Form by Authority
of the
President and Board of Trustees
Village of Niles**

ORDINANCE 2025-15

ORDINANCE APPROVING A SPECIAL USE PERMIT AS REQUIRED IN APPENDIX B, SECTION 8.2(A) TO ALLOW A 'MEDICAL/DENTAL CLINIC' AT 8604 W. GOLF ROAD

WHEREAS, the Village President and Board of Trustees (hereinafter collectively referred to as the "Village Board") of the Village of Niles, Cook County, Illinois (hereinafter the "Village"), find that the Village is a Home Rule Municipal Corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois and pursuant to said Constitutional Authority, may exercise and perform any function pertaining to its governmental affairs; and

WHEREAS, the question of granting a special use permit as required in Appendix B, Section 8.2(A) to allow 'Medical/Dental Clinic' at 8604 Golf Road, was referred to the Planning and Zoning Board for a Public Hearing; and

WHEREAS, a Public Hearing was held on February 3, 2025, after proper notice in a manner provided by law; and

WHEREAS, the applicant request is required in Appendix B, Section 8.2(A) to allow 'Medical/Dental Clinic' at 8604 Golf Road; and

WHEREAS, the Planning and Zoning Board has made a report containing findings of fact and recommending the granting of the special use permit to allow for 'Medical/Dental Clinic' at 8604 Golf Road; and

WHEREAS, the Corporate Authorities of the Village of Niles, Cook County, Illinois have duly considered said Planning and Zoning Board recommendation and consider it in the best interest of the Village to grant said request.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Niles, Cook County, Illinois, as a Home Rule Municipality, as follows:

SECTION 1: Each Whereas paragraph set forth above is incorporated by reference into this Section 1.

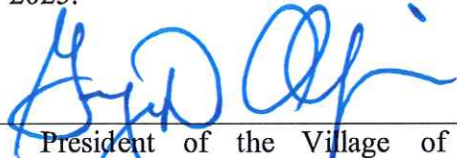
SECTION 2: The materials and exhibits attached to this Ordinance are incorporated by reference and made a part of this Ordinance.

SECTION 3: A special use permit per Village of Niles Zoning Ordinance as Required in Appendix B, Section 8.2(A) to allow 'Medical/Dental Clinic' at 8604 Golf Road, is granted.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED: This 25th day of February 2025
YEAS: 4 Jekot, Matyas, Niedermaier, Warda
NAYS: 0
ABSENT: 2 Dubiel, Strzelecki
ABSTAIN: 0

APPROVED by me this 25th day of February 2025.



President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 25th day of February 2025, and published in pamphlet form as provided by law in the Village of Niles, Illinois.



Village Clerk

AGENDA ITEM NUMBERS:	1
HEARING DATE:	FEBRUARY 3, 2025
CASE NUMBER:	25-ZP-03
PROJECT NAME:	8604 W GOLF RD
APPLICATION TYPE:	SPECIAL USE



Planning and Zoning Board
Agenda Item #1
February 3, 2025

Item for Planning and Zoning Board Consideration:

A request for approval of a Special Use as required by Village of Niles Zoning Ordinance Appendix B Section 8.2(A) to allow for a 'Medical/Dental Clinic' at 8604 W Golf Rd, Niles, IL 60714.

PROJECT SUMMARY

Mr. Wei Chen is seeking approval of a Special Use allowing him to open a Traditional Chinese Medicine clinic at 8604 W Golf Rd. 8604 W Golf Rd is a 1,287 sf tenant space located in the Shops on Golf shopping center at 8600-8630 W Golf Rd. Shops on Golf is located at the northwest corner of the intersection of Golf Rd and Greenwood Avenue. The 8604 Golf Rd tenant space has been vacant since about 2016, and was last occupied by a business called Quick Wash laundry.

Mr. Chen's clinic will be doing business as Ginkgo Wellness. He will be dividing the space into 6 private treatment rooms, as well as a break room and a storage area. The clinic will offer acupuncture, chiropractic care and therapeutic massage services, along with other traditional Chinese medicine offerings like cupping and Gua Sha. The clinic will employ 4-6 full-time and part-time staff members, and all medical practitioners will be licensed by the State. The business will operate from 10:00 AM to 9:00 PM in order to offer flexibility in scheduling. Mr. Chen currently owns and operates another traditional Chinese medicine clinic – Ginkgo Wellness Center at 1400 S Wolf Rd in Wheeling. The brochure for that business is attached in this packet.

Analysis

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	Unincorporated Maine Township	Multi-Family Residential	Multi-Family Neighborhood
South	C-2 – General Commercial District & Unincorporated Maine Township	Commercial & Single-Family Residential	General Commercial & Single-Family Neighborhood
East	C-2 – General Commercial	Commercial	General Commercial
West	C-2 – General Commercial	Commercial	General Commercial

ZONING AND COMPREHENSIVE PLAN

The subject property is zoned 'C-2 General Commercial.' 'Medical/Dental Clinics' require a Special Use in all commercial zoning districts, including the C-2 District, unless they are located in Use Group B structures. Section 8.5 defines 'Medical/Dental Clinic' as "a facility operated by one or more physicians, dentists, chiropractors, psychiatrists,

physiotherapists, or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis. Medical clinics also include alternative medicine clinics, such as acupuncture and holistic therapies, and physical therapy offices for physical rehabilitation excluding massage service establishments." Despite offering massage services, this business is not considered a 'Massage Services Establishment' per the definition of that use, which states "massage services establishment does not include facilities operated by a licensed medical practitioner, chiropractor, or professional physical therapist, which are considered medical clinics."

Policy #2 in the "Districts and Corridors" portion of the Niles 2040 Comprehensive plan is to "pursue and attract new land users and tenants to fill vacant shopping center spaces." The subject property has been vacant since about 2016.

Parking

The Shops on Golf shopping center has 119 existing parking spaces. Per Section 10.4, 'Medical/Dental Clinics' require 5 parking stalls per 1,000 sf of gross floor area. The 8604 Golf space is 1,287 sf, meaning the business requires 6 parking stalls. Staff have calculated the current parking demand for all existing tenants in the shopping center, in addition to the proposed Chinese Medicine Clinic, is 116 spaces. As such, the required amount of parking is being provided. See the table below:

Address	Tenant	Use	SF	Ratio	Req Parking
8600 #100-200	Vitamin Shoppe	Retail	4,854	3/1000	15
8600 #300	W Coffee & Tea	Restaurant (>10)	1,928 (1,548)	10/1000	15
8600 #400	Tracy's	Video Gaming	1,560	3/1000	5
8600 #500	Papa Johns	Restaurant (<10)	1,560 (560)	4/1000	2
8604	Proposed Chinese Medicine Clinic	Medical/Dental	1,287	5/1000	6
8606	Vacant	Retail	1,023	3/1000	3
8608/8610	Taco Maya	Restaurant (<10)	2,082 (1,252)	10/1000	13
8612	Browzone Spa	Personal Service Establishment	1,010	4/1000	4
8614	New Hair Ltd	Personal Service Establishment	1,031	4/1000	4
8616	Advanced Imaging Specialists	Medical/Dental	1,015	5/1000	5
8618/8620	Niles Medical Imaging	Medical/Dental	2,675	5/1000	13
8622	Jaime Park	Medical/Dental	1,050	5/1000	5
8624	Halal NYC	Restaurant (>10)	1,958 (1,008)	10/1000	10
8630	Amita Physicians Immediate Care	Medical/Dental	3,159	5/1000	16
Total:					116

Requirements for a "Special Use" Permit

As required by Section 15.3(E) of the Village's Zoning Ordinance, the Petitioner is required to demonstrate that they meet the following Special Use criteria. The Planning and Zoning Board is encouraged to consider these standards as it discusses this request:

- *Is the special use in the specific location proposed consistent with the spirit and intent of the zoning ordinance, the adopted Comprehensive Plan, and other adopted Village land use policies?*
- *Will the proposed special use endanger the public health, safety, and welfare?*
- *Is the proposed special use compatible with the general land use of adjacent properties and other property within the immediate vicinity?*
- *Is the proposed special use deemed necessary for the public convenience at the proposed location?*

The Petitioner has provided a response to the aforementioned requirements, which have been included in the packet.

Critical Issues

Comments from Village Departments:

Police:	No concerns
Fire:	No concerns
Engineer:	No concerns
Community Development:	Recommend approval

Legal Notification:

A legal notice was published in the Bugle on January 16, 2025, and notices to all owners of property within 250 feet were mailed on January 15, 2025. An on-site sign was placed on the property on January 14, 2025.

Other Actions:

The Planning and Zoning Board will make a recommendation on this requested special use permit, and this recommendation is tentatively scheduled to be considered by the Village Board for a final decision on Tuesday, February 25, 2025.

Principal Parties Expected at Meeting:

1. Wei Chen, applicant, and;
2. Owners of properties who received notification.

8604 Golf



January 21, 2025

1:1,044

Selected Parcel

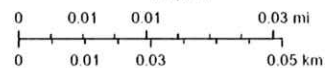
Green: Green

Parcels Current

Blue: Blue

Cook County Aerial Imagery 2024

Red: Red



AGENDA ITEM NUMBERS:	2
HEARING DATE:	FEBRUARY 3, 2025
CASE NUMBER:	25-ZP-04
PROJECT NAME:	8247 W GOLF RD
APPLICATION TYPE:	SPECIAL USE



Planning and Zoning Board
Agenda Item #2
February 3, 2025

Item for Planning and Zoning Board Consideration:

A request for approval of a Special Use as required by Village of Niles Zoning Ordinance Appendix B Section 8.2(A) to allow for an 'Amusement Facility – Indoor' at 8247 W Golf Rd, Niles, IL 60714.

PROJECT SUMMARY

Mr. Mahesh Erukulla is seeking approval of a Special Use to allow him to open and operate an 'Amusement Facility – Indoor' doing business as Hyper Kidz at 8247 W Golf Rd. 8247 W Golf Rd is a 26,285 sf tenant space located in the Four Flaggs shopping center, south of Golf Rd and east of Milwaukee Avenue. The 8247 Golf Rd tenant space is located between Joann Fabrics and Marshalls in the shopping center. It was previously occupied by Sweet Home Furniture and Rugs, which closed in the summer of 2024.

Hyper Kidz is a franchise of indoor play areas aimed at children ages 0-13, with a primary market of children 6 or younger. The main feature of the business are three large indoor playgrounds. The proposed Niles location will offer three distinct play zones catering to different ages of children. There will be a ~7,350 sf 'big kid zone' for children 4' tall and over. The big kid zone will consist of a giant 4-story play pavilion featuring a series of colorful tube slides, wave and spiral slides, a ball-blaster, obstacles, ramps and over 20 interactive play activities within. The ~1,250 sf 'kids zone' is designated for children ages 2-7, and will feature a 2-story balloon house, motorized revolving rides, slides, a ball pit, a building block room, a giant light-up wall and more. The ~1,000 sf 'mini zone' caters to babies and toddlers ages 0-2 and features soft play equipment that is low to the ground with extensive padding. The kid zone is designed with seating around the perimeter so parents can keep an eye on their child, while the mini zone welcomes parents of the children to join in the fun directly. Each Hyper Kidz location has their own theme.

The business will also offer 5 party rooms, a mini soccer court and mini basketball court, and a concession stand offering food and drinks. The pricing for admission and for party rentals are included in the applicant's project description. The business will be open from 9:00 AM to 8:00 PM Sunday through Friday, and 9:00 AM to 9:00 PM on Saturdays. The applicant plans to have a pool of about 30 employees, with 7 working at a time on a typical weekday shift, and 12 working at a time over the weekends. Niles will be the 10th Hyper Kidz location. They have one other Illinois location in Bolingbrook, and others in Maryland and Virginia. They plan to expand to Pennsylvania, Georgia and North Carolina in the near future.

Analysis

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	C-2 – General Commercial	ComEd Power Facility	Public & Institutional
South	C-2 – General Commercial & R-2 – Single Family Residential	Commercial & Single-Family Residential	General Commercial & Single-Family Neighborhood
East	PI – Public Institutional	ComEd Utility Land	Public & Institutional
West	C-2 – General Commercial	Commercial	General Commercial

ZONING AND COMPREHENSIVE PLAN

The subject property is zoned 'C-2 General Commercial.' 'Amusement Facility – Indoor' uses require a Special Use in the C-2 District. Section 8.5 defines 'Amusement Facility – Indoor' as "A facility for spectator and participatory uses conducted within an enclosed building, such as movie theaters, sports arenas, bowling alleys, tumbling centers, skating centers, roller rinks, swimming pools and pool halls. Indoor amusement facilities do not include live performance venues. An indoor amusement facility may include concession stands."

Goal #2 in the "Districts and Corridors" portion of the Niles 2040 Comprehensive plan is to "enhance the vibrancy of commercial shopping centers." With Policy #2 within that goal being "pursue and attract new land users and tenants to fill vacant shopping center spaces." That policy specifically calls for the Village to attract underrepresented uses or commercial businesses not currently operating in the Village. There is currently no other indoor play area business on the north side of the Village. One of the key themes in the Comprehensive Plan is to "attract and retain empty nesters and families." Children-oriented businesses like Hyper Kidz will attract families from within and outside the Village.

Parking

The Four Flaggs Shopping Center has 326,028 sf of leasable space, with 923 parking spaces. Table 10-2 in Section 10.4 states that 'Amusement Facility – Indoor' uses require 3 spaces per 1,000 sf of gross floor area. However, Section 10.4(F)(2)(a) states "as of the effective date of this Ordinance, the number of parking spaces currently provided on the lot of an existing multi-tenant retail centers of 80,000 square feet or more are deemed conforming. No uses require parking credits." As such, there is no parking issue.

Requirements for a "Special Use" Permit

As required by Section 15.3(E) of the Village's Zoning Ordinance, the Petitioner is required to demonstrate that they meet the following Special Use criteria. The Planning and Zoning Board is encouraged to consider these standards as it discusses this request:

- *Is the special use in the specific location proposed consistent with the spirit and intent of the zoning ordinance, the adopted Comprehensive Plan, and other adopted Village land use policies?*
- *Will the proposed special use endanger the public health, safety, and welfare?*
- *Is the proposed special use compatible with the general land use of adjacent properties and other property within the immediate vicinity?*
- *Is the proposed special use deemed necessary for the public convenience at the proposed location?*

The Petitioner has provided a response to the aforementioned requirements, which have been included in the packet.

Critical Issues**Comments from Village Departments:**

Police: No concerns
Fire: No concerns
Engineer: No concerns
Community Development: Recommend approval

Legal Notification:

A legal notice was published in the Bugle on January 16, 2025, and notices to all owners of property within 250 feet were mailed on January 15, 2025. An on-site sign was placed on the property on January 14, 2025.

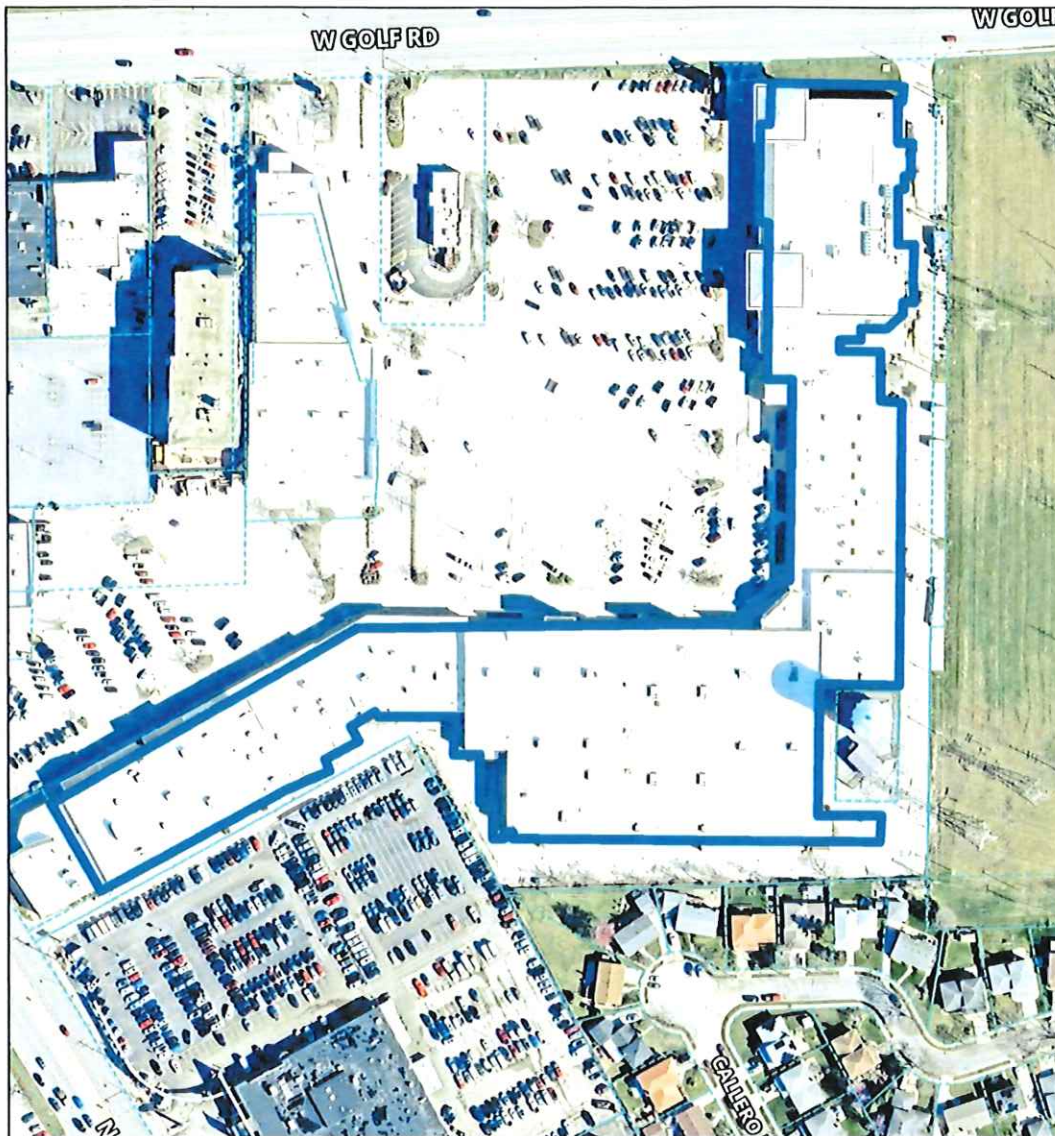
Other Actions:

The Planning and Zoning Board will make a recommendation on this requested special use permit, and this recommendation is tentatively scheduled to be considered by the Village Board for a final decision on Tuesday, February 25, 2025.






Principal Parties Expected at Meeting:

1. Mahesh Erukulla, applicant, and;
2. Owners of properties who received notification.

8247 W Golf Rd



January 22, 2025

-  Selected Parcel
-  Parcels Current
-  Green: Green
-  Blue: Blue
-  Red: Red

Cook County Aerial Imagery 2024

