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**Plan Commission**

**Crest Hill, IL**

**March 12, 2026**

**7:00 PM**

Council Chambers

20600 City Center Boulevard, Crest Hill, IL 60403

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**Agenda**

**Call to Order:**

Pledge of Allegiance

Roll Call

**Minutes:**

1. Approve the Minutes from the Plan Commission Meeting Held on February 12, 2026.

**New Business:**

2. Public Hearing and Consideration of petition SU-26-2-3-1, a request of Melissa Polchlopek LMT seeking approval for a Special Use permit for a Massage Establishment business known as Muscle Methods LLC located on the 0.89 acre, B-2 General Business District zoned property located at 2206 Weber Road, in the City of Crest Hill, Illinois.
3. 2026 Crest Hill Zoning Map Adoption

**Other Business:**

**Public Comment:**

**Adjournment:**

The Agenda for each regular meeting and special meeting (except a meeting held in the event of a bona fide emergency, rescheduled regular meeting, or any reconvened meeting) shall be posted at the City Hall and at the location where the meeting is to be held at least forty-eight (48) hours in advance of the holding of the meeting. The City Council shall also post on its website the agenda for any regular or special meetings. The City Council may modify its agenda for any regular or special meetings. The City Council may modify its agenda before or at the meeting for which public notice is given, provided that, in no event may the City Council act upon any matters which are not posted on the agenda at least forty-eight (48) hours in advance of the time for the holding of the meeting.

MINUTES OF THE  
CREST HILL PLAN COMMISSION

The February 12, 2026, Plan Commission meeting was called to order by Chairman Bill Thomas, at 7:00 p.m. in the Council Chambers of the City Center, 20600 City Center Boulevard, Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison.

Roll call indicated the following present: Chairman Bill Thomas, Commissioner Ken Carroll, Commissioner Cheryl Slabozeski, Commissioner Gordon Butler, Commissioner Jeff Peterson, Commissioner Marty Flynn, Commissioner John Stanton.

Also present were: City Attorney Mike Stiff, City Engineer Ron Wiedeman, Community & Economic Development Consultant Ron Mentzer, City Planner Atefa Ghaznawi, City Clerk Christine Vershay-Hall, and Executive Secretary Linda Riha.

APPROVAL OF MINUTES: Chairman Thomas asked for a motion to approve the minutes from the Plan Commission meeting held on January 8, 2026, for Commission approval.

(#1) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to approve the minutes from the Plan Commission meeting held on January 8, 2026.

On roll call, the vote was:

AYES: Commissioners Peterson, Slabozeski, Butler, Flynn, Stanton, Chairman Thomas.

NAYES: None.

ABSTAIN: Commissioner Carroll.

ABSENT: None.

There being six (6) affirmative votes, the MOTION CARRIED.

PUBLIC HEARING:

**2. Public Hearing and Consideration of petition PUD-26-1-2-1, a request of Fiduciary Real Estate Development, Inc.**

Chairman Bill Thomas presented the petition PUD-26-1-2-1, a request of Fiduciary Real Estate Development, Inc. to (i) rezone the Development Site from B-3 Business Service District to R-3 Multiple Family Residence District; (ii) Preliminary and Final Plat of Subdivision; (iii) Preliminary and Final Planned Unit Development Special Use; and (iv) Planned Unit Development waivers from the Crest Hill Zoning Ordinance, for a new 14 building, 260 unit luxury, market-rate multifamily apartment home community, with a clubhouse, pool amenity, and garage parking on the approximately 16-acre, B-3 Business Service District zoned vacant Development Site located along the north side of Ryan Drive, approximately 280 feet east of Weber Road, and 210 feet south of Renwick Road in the City of Crest Hill, Illinois.

Chairman Thomas asked if the paperwork was in order. City Planner Atefa Ghaznawi confirmed the necessary paperwork was in order.

Chairman Thomas asked for a Motion to Open the Public Hearing.

(#2) Motion by Commissioner Carroll seconded by Commissioner Peterson, to open a public hearing case number PUD-26-1-2-1.

On roll call, the vote was:

AYES: Commissioners Carroll, Peterson, Flynn, Slabozeski, Stanton, Butler, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Chairman Thomas asked the Community & Economic Development Consultant Ron Mentzer to present the specifics on this case.

Community & Economic Development Consultant Ron Mentzer presented the case to the Commission, explaining that this case is pertaining to the sixteen acres of vacant property located just southeast of the Weber Road, Renwick Road intersection. He explained this property has been zoned B-3, business service district zoning classification, for a couple of decades with no serious private sector interest to develop the property in a manner that made sense to the City. Fiduciary Real Estate Development, Inc. became aware of and became interested in this property after developing The Bluffs multifamily residential project in Romeoville as they liked the area. Fiduciary contacted the City last spring/summer to explore the opportunity to develop a similar multifamily, class-A development on this Crest Hill property. This meeting will allow the developer to present its development Plan Commission and the public with the goal of obtaining approval to move this plan forward to City Council for approval.

Chairman Thomas swore in the members of the developer's team who would be providing testimony at the public hearing.

Tony DeRosa, Vice President and Chief Development Officer for Fiduciary Real Estate Development, gave an overview of the details of the project, the benefits the project has from a market perspective and to the community. Mr. DeRosa stated that his company, Fiduciary, is also responsible for developing the Bluffs in Romeoville and Seasons at Plainfield luxury apartment projects. Those developments "have achieved strong occupancy, top-of-market rents and have attracted high-quality residents. The success of those projects highlights the strength of our development approach and demonstrates the pent-up demand for modern, amenity-rich rental housing in this part of Will County." Mr. DeRosa went on to say that Crest Hill hasn't seen new apartment development in decades leaving residents with few options for high-quality, luxury rental living options.

Mr. DeRosa acknowledged the team that was present with him. There were two other individuals from Fiduciary, their design partner AG Architecture, their engineering partner Manhard Consulting and a traffic engineer from KLOA.

Mr. DeRosa went over the history of Fiduciary and the many beneficial attributes associated with the proposed Seasons of Crest Hill project. He noted that there will be 260 apartment homes: 120 1-bedroom units, 120 2-bedroom units and 20 3-bedroom units. There will be three access points for the development, a centrally located club house and pool and other amenity options, such as garages, patios, etc. The architectural design of the units, inside and outside, was explained, as

well as the storm water management, the projected impact on schools and proposed market rents that range from \$1500 per month for a one-bedroom unit to \$2700 per month for a three-bedroom unit.

Commissioner Cheryl Slabozeski commented that these units were beautiful and wanted to know why they are rentals and not owner occupied. This question gets asked a lot per Mr. DeRosa. Mr. DeRosa stated that the market for condominiums today is quite different than it was twenty years ago. The mindset of the demographic today is concerned more with flexibility. The housing market has become so expensive, with the twenty percent down payment to own a home.

Commissioner Jeff Peterson asked how long a lease is for the units. Mr. DeRosa answered, “12-month minimum. Many times, we’re leasing them between fifteen to twenty-four months, actually.”

Commissioner Ken Carroll asked if there would be any problem with emergency vehicles getting into or out of the planned project. Mr. DeRosa stated that from a design standpoint this project has to comply with all of the City requirements that allow emergency vehicles to get in and out of the property. City Engineer Ron Wiedeman explained the review process of the Fire District, and they have no concerns with access to and through the project at this time.

Area residents were then sworn in and brought up several issues. There are concerns about more people and traffic coming into the area, especially during peak times. Also, these residents raised concern about impacts to the private streets in their neighborhood, buffering, and protection of the investments they have made into their homes. One resident expressed concern about water pressure issues that already exist in the area and wondered how this development will affect that. She also stated that she has a special needs son and came to this area because it was quiet and was concerned that this project would have a negative impact on the quiet nature of the area..

Resident Nadine Jens stated that her neighborhood owns two private streets and asked who will help them repair those private streets with additional traffic from school buses, garbage trucks, extra traffic and police cars.

Chairman Bill Thomas stated that there were many studies done prior to the introduction of this development, regarding impact on traffic and schools. Crest Hill has looked into things that were brought up by the residents, stating that the traffic impacts from this project will be less than a retail development put in the same area.

Mr. Tony DeRosa stated that the impact of the extra cars from this development will be minimal. Mr. DeRosa said people will go to work at 8:00AM and they will go here and there, but the reality is not that there will be one hundred cars lining up on the streets at the same time. A Principal traffic engineer Principal from KLOA stated that the standards from the City of Crest Hill and the Will County Highway Department were used in the traffic study that was done, looking at the existing and future operation of the intersections surrounding the site, as well as the intersection of Weber and Renwick, during different times of the day. Both the City and the County agreed that this project will not significantly impact the roadway network in the area. He also stated that the traffic signal at the intersection of Ryan Dr and Weber Rd will remain due to the Will County

Highway Department. City Engineer Ron Wiedeman added that the traffic study that was done was adequate and stated that there will be some improvements recommended to the Council to area roads in the future.

Mr. Tony DeRosa addressed the item of property management when a resident spoke of her HOA and questioned who will be taking care of property management issues that will arise in the new development. Mr. DeRosa stated that there will be on-site management, not an outside company, taking care of things on-site. Mr. DeRosa also stated that the property manager will use a very extensive screening process to vet the individuals who apply for residency in the Seasons, including a look at income and assets, as well as a criminal background check. He noted that this screening process is significantly more thorough than the screening process someone would need to go through to purchase a house in the adjacent neighborhoods.

Another resident asked if the new development would work with a handful of area residents to bridge the gap between current residents (who may be angry) and the new development in the effort to come together for the sake of a cohesive Crest Hill for all.

Commissioner Jeff Peterson and Chairman Bill Thomas both said they visited the Bluffs in Romeoville and found it quiet and well-maintained. Chairman Thomas added that he felt that the Seasons at Crest Hill project would be an asset for the City of Crest Hill.

Chairman Thomas asked for a motion to close the public hearing.

(#3) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to close the public hearing.

On roll call, the vote was:

AYES: Commissioners Peterson, Slabozeski, Stanton, Flynn, Carroll, Butler, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 8:23 p.m.

Chairman Thomas asked the applicant if he agreed to the seven (7) conditions. The applicant stated he agreed with the modification to #7, which was known by Chairman Thomas dealing with the walkways.

Chairman Bill Thomas asked for a motion to approve the request of Fiduciary Real Estate Development, Inc. seeking approvals for the construction of a multifamily apartment home community near the southeast corner of Renwick and Weber Roads as stated in the February 12, 2026, City of Crest Hill staff report.

(#4) Motion by Commissioner Peterson seconded by Commissioner Flynn, to recommend to the City Council the conditional approval of the Public Hearing and Consideration of petition PUD-26-1-2-1, a request of Fiduciary Real Estate Development, Inc. to (i) rezone the Development Site from B-3 Business Service District to R-3 Multiple Family Residence District; (ii) Preliminary and Final Plat of Subdivision; (iii) Preliminary and Final Planned Unit Development Special Use; and (iv)

Planned Unit Development waivers from the Crest Hill Zoning Ordinance, for a new 14 building, 260 unit luxury, market-rate multifamily apartment home community, with a clubhouse, pool amenity, and garage parking on the approximately 16-acre, B-3 Business Service District zoned vacant Development Site located along the north side of Ryan Drive, approximately 280 feet east of Weber Road, and 210 feet south of Renwick Road in the City of Crest Hill, Illinois.

On roll call, the vote was:

AYES: Commissioners Peterson, Flynn, Carroll, Slabozeski, Stanton, Butler, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

The Plan Commission unanimously recommends that the City Council approve the Rezoning, Preliminary and Final PUD Special Use, PUD Waivers, and Final Plat of Subdivision for the Seasons at Crest Hill project as outlined in the February 12, 2026, Plan Commission staff report for Case # PUD-26-1-2-1 and subject to the 7 (revised) conditions and requirements previously referred to.

Chairman Thomas announced that this will be forwarded to the City Council and to keep in mind that the Plan Commission is a recommendation body only. The City Council will hear about this case on February 23, 2026, at the Work Session Meeting and then again on March 2, 2026, City Council meeting for formal vote.

**3. Public Hearing and Consideration of petitions Plat of Subdivision, and V-26-2-2-1, a request of QuikTrip Corporation**

Chairman Bill Thomas presented the Public Hearing and Consideration of petitions Plat of Subdivision, and V-26-2-2-1, a request of QuikTrip Corporation seeking special approvals from the City of Crest Hill Subdivision, Zoning Ordinance, and City Code for Preliminary and Final Plat of Subdivision and Variations from Section 11.6-7.2 Commercial Districts General Requirements of the Crest Hill Zoning Ordinance to permit a new 47-foot wide full access driveway and a new 95-foot wide right-in/right-out driveway onto Plainfield Road/U.S. Route 30 and a new 81-foot wide full access driveway onto Knapp Drive; and Variations from Section 15.12.080 of the Crest Hill Code of Ordinances-Sign Code to allow a multi-tenant off-premises freestanding sign, increased sign area for a multi-tenant freestanding sign, increased number of commercial wall signs, and adjustments to the permitted locations for commercial wall signs for a proposed new QuikTrip convenience store/gas station and a separate vacant commercial lot located on the 4.9 acre, B-3 Business Service District zoned property located at 1610 Plainfield Road (U.S. Highway Route No. 30), in the City of Crest Hill, Illinois.

Chairman Thomas asked if the paperwork was in order. City Planner Atefa Ghaznawi confirmed the necessary paperwork was in order.

Chairman Thomas asked for a Motion to Open the Public Hearing.

(#5) Motion by Commissioner Butler seconded by Commissioner Carroll, to open a public hearing case number V-26-2-2-1.

On roll call, the vote was:

AYES: Commissioners Butler, Carroll, Peterson, Flynn, Stanton, Slabozeski, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

The Public Hearing was opened at 8:35PM.

Ron Mentzer, Community and Economic Development Consultant, explained that this case involves the former City Hall property at 1618 Plainfield Road, which the city put up for sale several years ago. In summer 2024, the city entered into a contract with QuikTrip to sell the property, contingent on QuikTrip receiving necessary approvals.

The property is already properly zoned for the proposed use, but QuikTrip is seeking:

- Variations for increased driveway widths on Plainfield Road and Knapp Drive
- Sign code variations for an off-premises sign with increased sign area and an increased number of wall signs
- Approval of a preliminary and final plat of subdivision that would divide the 4.9-acre site into three separate lots

Chairman Thomas swore in the QuikTrip representative who would be providing testimony at the public hearing.

Ali Bukhres, Real Estate Project Manager with QuikTrip Corporation, presented their development plan, which includes:

- A convenience store with gas canopy
- A vacant lot for future commercial/quick serve restaurant development
- A detention pond at the back of the property
- Extensive landscaping throughout the site
- High-quality brick signage
- Modern store design with a full kitchen and individual bathrooms
- No commercial vehicle fueling (unlike their Romeoville location)

Chairman Thomas stated that he recently went to the Romeoville location of QuikTrip to check it out in the evening. He was impressed with the ambient lighting that wasn't overly bright, like a baseball stadium. Chairman Thomas also stated that he was pleased that this project will have the same lighting, so it won't disrupt the surrounding residents. He also spoke positively about the convenience this project would provide to the neighborhood in that it will provide another opportunity for area residents to go inside and buy groceries and get something hot to eat.

Area residents were then sworn in and brought up several issues. Multiple residents from the nearby Willow Falls senior community expressed concerns about increased traffic on Knapp Road, which already has cut-through traffic issues, safety concerns related to large vehicles that would be delivering products to the proposed new QuikTrip, and the potential light pollution the project could have on neighboring properties.

City Engineer Ron Wiedeman provided details about the City's plans to address traffic concerns on Knapp Road, including:

- Making the Willow Falls South intersection a four-way stop
- Building a barrier median on Theodore to restrict eastbound traffic from turning left onto Knapp
- Restricting left turns from Knapp onto Theodore during peak hours (3:30-7:00 PM)
- Evaluating the effectiveness of these measures one year after installation, and again one year after QuikTrip opens
- Potentially adding speed tables at the north intersection if needed, similar to the ones in downtown Plainfield

Engineer Wiedeman emphasized that these traffic calming measures were recently endorsed by the City Council in response to residents' concerns about cut-through traffic, which the City's study showed accounts for 70% of traffic on Knapp Road.

Chairman Thomas asked for a motion to close the public hearing.

(#6) Motion by Commissioner Peterson seconded by Commissioner Flynn, to close the public hearing.

On roll call, the vote was:

AYES: Commissioners Peterson, Flynn, Slabozeski, Butler, Carroll, Stanton, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 9:18 pm.

Chairman Thomas asked the applicant if he agreed to the five (5) conditions. The applicant stated he agreed.

Chairman Thomas stated that the City of Crest Hill really likes having Willow Falls in Crest Hill. This was made apparent by the comments of City Engineer Ron Wiedeman and Community & Economic Development Consultant Ron Mentzer regarding the City Councils ongoing commitment to evaluate Knapp Road traffic and potential additional future traffic calming improvements on the street. Based on the amount of analysis and discussion the City performed and engaged in regarding Knapp Drive traffic concerns, he suggested the residents should not feel forgotten. He thanked the residents for their attendance at the meeting.

Chairman Bill Thomas asked for a motion to approve the request of QuikTrip Corporation as stated in the February 12, 2026, City of Crest Hill staff report.

(#7) Motion by Commissioner Peterson seconded by Commissioner Carroll.

On roll call, the vote was:

AYES: Commissioners Peterson, Carroll, Stanton, Flynn, Butler, Slabozeski, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Based on the findings outlined in the February 12, 2026, staff report for Case # V-26-2-2-1, the Plan Commission unanimously recommends that the City Council approve the Final Plat Subdivision and the Zoning Ordinance and Sign Code variations for QuikTrip’s redevelopment of the former Crest Hill City Hall Property at 1618 Plainfield Road as outlined in, and subject to, the 5 conditions in said staff report.

Chairman Thomas announced that this recommendation will be forwarded to the City Council and to keep in mind that the Plan Commission is a recommendation body only. The City Council will hear about this case on February 23, 2026, at the Work Session Meeting and then again on March 2, 2026, City Council meeting for formal vote.

OTHER BUSINESS:

There was no other business.

PUBLIC COMMENTS:

There were no public comments.

There being no further business before the Commission, a motion for adjournment was in order.

(#8) Motion by Commissioner Carroll seconded by Commissioner Peterson, to adjourn the February 12, 2026, Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioners Carroll, Peterson, Flynn, Slabozeski, Stanton, Butler, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED

The meeting was adjourned at 9:23 p.m.

As approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

As presented \_\_\_\_\_

As amended \_\_\_\_\_

\_\_\_\_\_  
BILL THOMAS, COMMISSION CHAIRMAN

## **7 Conditions of Approval For Case PUD-26-1-2-1**

- 1. The final plat of subdivision shall satisfy all applicable City ordinance, staff, and City Attorney requirements and shall include all easement provisions required by the City's Director of Engineering.**
- 2. All final engineering plans, related supporting information, and development security for the Project shall be submitted for the Director of Engineering's final approval prior to or in conjunction with the formal building permit application submitted for the Project. Said plans shall be substantially consistent with the application documents submitted for Plan Commission Case #PUD- 26-2-2-1.**
- 3. All final architectural, signage, and landscape plans for the Project shall be submitted for Community Development Department staff final approval prior to or in conjunction with the formal building permit application submitted for the Project. Said plans shall be substantially consistent with the application documents submitted for Plan Commission Case #PUD-26-2-2-1.**
- 4. The two private drives that connect the Project to Renwick Road shall be included in the scope of private streets FRED will mill and resurface. Unless otherwise approved by the City Engineer, all private street resurfacing work shall be completed prior to occupancy of the first building in the Project.**
- 5. Unless otherwise approved as a Major PUD Change by the City Council, the ownership and management of the entire Project shall be under a single entity. This condition is not intended to prevent the Project owner from engaging the services of an independent qualified property management company to manage day-to-day operations, maintenance activities, and rehabilitation projects in it.**
- 6. A fire hydrant must be located within 100ft of each building's fire department connection.**
- 7. The Applicant shall prepare and submit proper paperwork to Nicor for approval of a sidewalk or multi-use path as shown on the plans prior to issuance of the first structure's building permit. Pathway/sidewalk shall be installed before issuance of the last building's certificate of occupancy. The pathway/sidewalk may require minor changes approved by the Community & Economic Development Director to the approved plan based upon final Nicor and City permit reviews. Notwithstanding anything to the contrary, the Applicant's required construction of the pathway/sidewalk is predicated on the Applicant or the City obtaining approval from Nicor for its construction and said approval shall not require applicant to relocate any existing gas lines.**

### **5 Conditions of Approval For Case V-26-2-2-1**

- 1. The final plat of subdivision shall satisfy all applicable City ordinance, staff, and City Attorney requirements and shall include (either on the plat or in a separate document recorded with the Final Plat) appropriate cross-access easement and maintenance provisions for shared site improvements (pond, sign, and roadway). Any separate agreements/covenants shall be approved and recorded prior to any building occupancies or sale of any lots.**
  
- 2. All final engineering plans, related supporting information, and development security for the project shall be submitted for the Director of Engineering's review and approval in conjunction with the formal building permit application submitted for the project. Said plans shall be substantially consistent with the application documents submitted for Plan Commission Case #V-26-2-2-1.**
  
- 3. All final architectural, signage, and landscape plans for the project shall be submitted for Community Development Department staff review and approval in conjunction with the formal building permit application submitted for the project. Said plans shall be substantially consistent with the application documents submitted for Plan Commission Case #V-26-2-2 1.**
  
- 4. No new permanent driveway improvements shall be constructed onto the adjacent public roadways until proper permits have been issued by the authority having jurisdiction over the adjacent public roadway.**
  
- 5. The final design for the 15-foot-tall, multi-tenant, vertical monument sign (MV-E2PQ-CC-65-BB) installed on the very west edge of proposed Lot 2 shall be updated so that the tenant panel for the yet-to-be identified future commercial tenant on Lot 2 is located at the top of the sign face. A private agreement and covenant for this sign shall be approved by the city and recorded prior to issuance of a sign permit.**



**To:** Plan Commission

**From:** Daniel Ritter, AICP, Community and Economic Development Director  
Atefa Ghaznawi, AICP, LEED AP, City Planner

**Date:** March 12, 2026

**Re:** 2206 Weber Road, Special Use Application for a Massage Establishment known as Muscle Methods LLC (Case # SU-26-2-3-1)

**Project Details**

<b>Project:</b>	Special Use for a Massage Establishment known as Muscle Methods LLC
<b>Applicant:</b>	Melissa Polchlopek LMT
<b>Requests:</b>	Special Use for a Massage Establishment
<b>Location:</b>	2206 Weber Road (the "Subject Property")

**Site Details**

<b>Lot Size:</b>	Approximately 0.89 acre
<b>Existing Zoning:</b>	B-2 General Business District
<b>Existing Improvements:</b>	Approx. 8500 SF existing commercial office building, and existing parking lot and driveway

**Surrounding Zoning and Land Use Summary**

	<b>Land Use</b>	<b>Comp Plan</b>	<b>Zoning</b>
<b>Subject Parcel</b>	Commercial Office Building	Local Commercial	B-2
<b>North</b>	Commercial Office Building	Local Commercial	B-2
<b>South</b>	Truck and Trailer Repair, and Limited Industrial	Local Commercial, and Natural/Preserve Areas	M-1
<b>East</b>	Single-Family Attached Residence	Single-Family Attached	R-3
<b>West</b>	Commercial Office Building, Single-Family Detached Residence, and Truck and Trailer Repair	Local Commercial, Single-Family Detached, and Light Industrial	B-2, R-1, and M-1



## Staff Analysis

Overall, the proposed Massage Establishment is a low-intensity, service-oriented business that generates minimal traffic, noise, and environmental impacts compared to many other permitted commercial uses in B-2 Zoning District. Operations will occur entirely within an enclosed building, with no outdoor activities, amplified sound, or exterior storage. The business will comply with all applicable building, fire, health, and zoning codes, including occupancy limits, licensing requirements, and regular inspections. Adequate on-site parking is available to prevent overflow into residential streets, and hours of operation will be limited to reasonable daytime and evening hours to ensure compatibility with nearby residences and commercial uses.

The business will occupy an existing 1,400 SF tenant space without requiring substantial structural alterations, expansion, or site modifications that constrain adjacent properties. Because the proposed Special Use is compatible with the B-2 Zoning District's intended small and medium-scale commercial activities, it will support continued economic vitality without creating conditions that hinder the development, improvement, or reasonable use of surrounding properties in accordance with the Crest Hill Zoning Ordinance.

Given the limited operational impacts, compliance with applicable City regulations and standards, and the nature of the use, the proposed special use is not expected to interfere with the reasonable use and enjoyment of nearby properties or adversely affect the character or orderly appearance of the neighborhood.

## Staff feedback on specific aspects of the requested approval

Staff reviewed the proposed Massage Establishment with respect to the applicable City regulations. The Crest Hill Zoning Ordinance classifies Massage Establishments as Special Use in the B-2 General Business District. No variation has been requested as part of this application.

The Crest Hill Police Department has reviewed the request and has found no concerns or issues with the applicant or business.

## Special Use Approval Standards and Findings

Section 12.7-6 of the Zoning Ordinance states the Plan Commission shall recommend, and the City Council shall grant a Special Use only when it shall have been determined, and recorded in writing, that all of the following standards are complied with. Staff has drafted the following findings of fact identified in bold italic font. These drafted findings can be modified or changed as the Plan Commission deems fit and based on the specific findings from the public hearing.

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.  
***The establishment, maintenance, and operation of the proposed massage establishment will not be detrimental to or endanger the public health, safety, or general welfare. The use is a low-intensity, service-oriented business that generates minimal traffic, noise, and environmental impacts compared to many other permitted commercial uses in B-2 Zoning District. Operations will occur entirely within an enclosed building, with no outdoor activities, amplified sound, or exterior storage. The business will comply with all applicable building, fire, health, and zoning codes, including occupancy limits, licensing requirements, and regular inspections. Adequate on-site parking is available to prevent overflow into residential streets, and hours of***

**operation will be limited to reasonable daytime and evening hours to ensure compatibility with nearby residences.**

**Security measures, including proper lighting, clear visibility at entrances, and adherence to all state and local regulations governing massage establishments, will further promote a safe environment for clients, employees, and surrounding property owners. As a professional wellness service, the use is consistent with other small-scale commercial activities in the neighborhood and will not create conditions that threaten public health, safety, or the general welfare of the community.**

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

**The proposed massage establishment will not be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor will it substantially diminish or impair property values within the neighborhood. The use is a low-impact, service-oriented business that operates entirely within an enclosed building and does not involve outdoor activities, noise generation, odors, hazardous materials, or late-night operations. Client visits are typically scheduled and staggered, resulting in minimal traffic and parking demand compared to many other permitted commercial uses in the B-2 Zoning District.**

**The character of a professional massage establishment is consistent with other personal service and small-scale commercial uses commonly found in the neighborhood. With appropriate signage, lighting, and code compliance, the business will maintain a quiet, orderly, and well-maintained appearance that is compatible with surrounding properties. As such, the proposed special use will not interfere with neighboring properties' lawful use and enjoyment and is not expected to have any measurable adverse impact on property values within the neighborhood.**

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

**The establishment of the proposed massage establishment will not impede the normal and orderly development or improvement of surrounding properties for uses permitted within B-2 Zoning District. The use is a low-intensity, indoor personal service that is consistent with the residential and commercial character of the neighborhood and comparable in scale and impact to other permitted commercial and office uses in B-2 Zoning District.**

**The business will occupy an existing tenant space without requiring substantial structural alterations, expansion, or site modifications that constrain adjacent properties. It will not introduce excessive traffic, noise, lighting, or environmental impacts that discourage reinvestment or redevelopment of nearby parcels. Parking will be accommodated on-site, and operations will be conducted during reasonable business hours to maintain compatibility with nearby residential and commercial uses.**

**Because the proposed Special Use is compatible with B-2 Zoning District's intended small and medium-scale commercial activities, it will support continued economic vitality without creating conditions that hinders the development, improvement, or reasonable use of surrounding properties in accordance with the Crest Hill Zoning Ordinance.**

4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

***The proposed massage establishment will not require additional utilities, access roads, or drainage. The existing utilities, access roads, drainage, and/or other necessary infrastructure can adequately serve the proposed massage establishment.***

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

***Adequate measures have been taken to ensure that ingress and egress to the proposed massage establishment minimizes traffic congestion on adjacent public streets. The business will operate within an existing building served by established driveways and access points that meet applicable City regulations and standards. No new curb cuts, access drives, or changes to traffic flow are proposed.***

***The nature of the use is low-intensity and appointment-based, resulting in staggered client arrivals and departures rather than concentrated peak-hour traffic. Trip generation is expected to be modest and comparable to, or less than, other permitted personal service or office uses within the B-2 Zoning District.***

***On-site parking is available in accordance with zoning requirements to prevent overflow parking onto nearby residential streets. Internal circulation patterns allow for safe vehicle maneuvering without backing into the public right-of-way. As a result, the proposed special use will not create undue traffic congestion and will maintain safe and efficient movement of vehicles to and from the site.***

6. That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.

***The proposed massage establishment will, in all respects, conform to the applicable regulations of the Crest Hill Zoning Ordinance and all other relevant City codes and requirements. The business will obtain and maintain all required licenses and permits, including any local and state approvals specific to massage establishments, and will operate in compliance with established operational standards.***

***The subject property will comply prior to issuance of a certificate of occupancy with applicable zoning requirements, including but not limited to parking, signage, lighting, and accessibility. The building will meet all building, fire, health, and life-safety codes, and inspections will be completed as required by the City.***

***No variations from the Crest Hill Zoning Ordinance and Code of Ordinances are requested other than the Special Use approval itself. Accordingly, the proposed Special Use will remain fully consistent with the intent and requirements of the Crest Hill Zoning Ordinance and all other applicable City regulations governing properties within B-2 Zoning District.***

**Condition of Approval**

The proposed Massage Establishment shall be in substantial compliance with the application documents approved by the City Council and identified below:

1. Prior to adding any additional licensed massage therapists to the Massage Establishment, the applicant shall notify the City and shall obtain required licensures and approvals.

**Staff Recommendation**

Based on the drafted findings reflected in this staff report, Staff recommend the following motion to provide a recommendation to the City Council. This motion may be amended by any Plan Commission member making the motion based upon the findings of the public hearing. Staff recommend any motion be made in the positive form to correspond with the applicant's request to avoid confusion.

**The Plan Commission recommends City Council conditional approval of a Special Use permit for a Massage Establishment known as Muscle Methods LLC, subject to the conformance with the condition for approval and application documents referenced in the March 12, 2026, Plan Commission Staff Report for Case # SU-26-2-3-1.**

**EXHIBIT A**

**Supplemental Special Use Approval Facts to Consider Per Zoning Ordinance Section 12.7-6**

1. *That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.*
2. *That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*
3. *That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
4. *That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.*
5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
6. *That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.*

EXHIBIT B

RECEIVED

FEB 13 2026



BUILDING DEPARTMENT

Application for Development

For Office Use Only: Case Number: SU-26-2-3-1

Project Name: 2206 WEBER RD.

Owner: MIKE ABUZIR Correspondence To: Muscle Methods LLC Melissa Palchipek

Street address: 6787 159th St. Street address: 1733 Fieldstone Dr. N

City, St., Zip: TENLEY PARK, IL 60477 City, St., Zip: Shorewood, IL 60404

Phone: [Redacted] Phone: [Redacted] Email: [Redacted] Email: [Redacted]

Property Address: Street address: 2206 WEBER Rd Property Information: Lot Width: [Redacted]

City, St., Zip: CREST HILL, IL 60403 Lot Depth: [Redacted]

PIN: 11-04-32-103-071-0000 Total Area: [Redacted]

\*Submit an electronic version of the legal description only in a Word document to: buildingdepartment@cityofcresthill.com

Existing Zoning: Existing Land Use:

Requested Zoning: Proposed Land Use:

Adjoining Properties Zoning and Uses: North of Property: COMMERCIAL UNITS (OWNED BY MIKE ABUZIR) WOODS + TREES

South of Property: INN AUTO TRUCK + TRAILER REPAIR SHOP

East of Property: APARTMENTS

West of Property: COMMERCIAL UNITS

Purpose Statement (intended use and approval sought): Massage Therapy

**Development Request:** Please check all that apply and describe:

Rezoning: \_\_\_\_\_

Special Use: Massage Therapy

Variance: \_\_\_\_\_

Planned Unit Development: \_\_\_\_\_

Annexation: \_\_\_\_\_

Plat: \_\_\_\_\_

Other: \_\_\_\_\_

**Contact Information** – If not yet known, please indicate as TBD. Check those parties in which copies of all correspondences should be forwarded.

Civil Engineer: \_\_\_\_\_ Phone: \_\_\_\_\_

Company: \_\_\_\_\_ Email: \_\_\_\_\_

Contractor: \_\_\_\_\_ Phone: \_\_\_\_\_

Company: \_\_\_\_\_ Email: \_\_\_\_\_

Architect: \_\_\_\_\_ Phone: \_\_\_\_\_

Company: \_\_\_\_\_ Email: \_\_\_\_\_

Builder: \_\_\_\_\_ Phone: \_\_\_\_\_

Company: \_\_\_\_\_ Email: \_\_\_\_\_

I agree to be present (in person or by counsel) when the Plan Commission and City Council hear this development request.

\_\_\_\_\_  
Signature of the Applicant

\_\_\_\_\_  
Date

If you (the applicant) are not the owner of record, please provide the owner's signature.

*[Handwritten Signature]*  
Signature of the Owner

2/11/2026  
Date

**EXHIBIT C**  
**2206 Weber Road - LEGAL DESCRIPTION**

PROPERTY ADDRESS: 2206 WEBER ROAD, CREST HILL, IL, 60403

PERMANENT INDEX NO: 11-04-32-103-071-0000

LEGAL DESCRIPTION:

LOTS 3 IN CRESTWOOD SUITES SUBDIVISION, BEING A RESUBDIVISION OF LOT 154 IN AUTUMN RIDGE, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 2001 AS DOCUMENT NUMBER R2001-119512, IN WILL COUNTY, ILLINOIS.

EXHIBIT D

**Proof of Ownership Letter**

Date: February 11, 2026

To Whom it May Concern,

I, Haitham (Mike) Abuzir, am the legal owner of the property located at:

2206 Weber Rd. Crest Hill, IL 60403

This letter confirms that I own the above-mentioned property an that:

Melissa Polchlopek currently resides at this address as a tenant.

The tenant began residing at this property on 2/1/2026 and is authorized to occupy the premises under a rental agreement.

If you require any additional information or verification, please feel free to contact me or my general manager at

Mike Abuzir

Jim Manuel (General Manager)

Cell: [REDACTED]

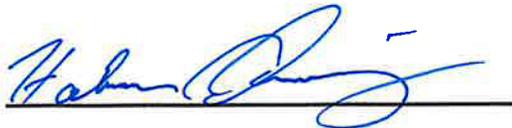
Cell: [REDACTED]

E-mail: [REDACTED]

E-mail: [REDACTED]

or [REDACTED]

Sincerely,

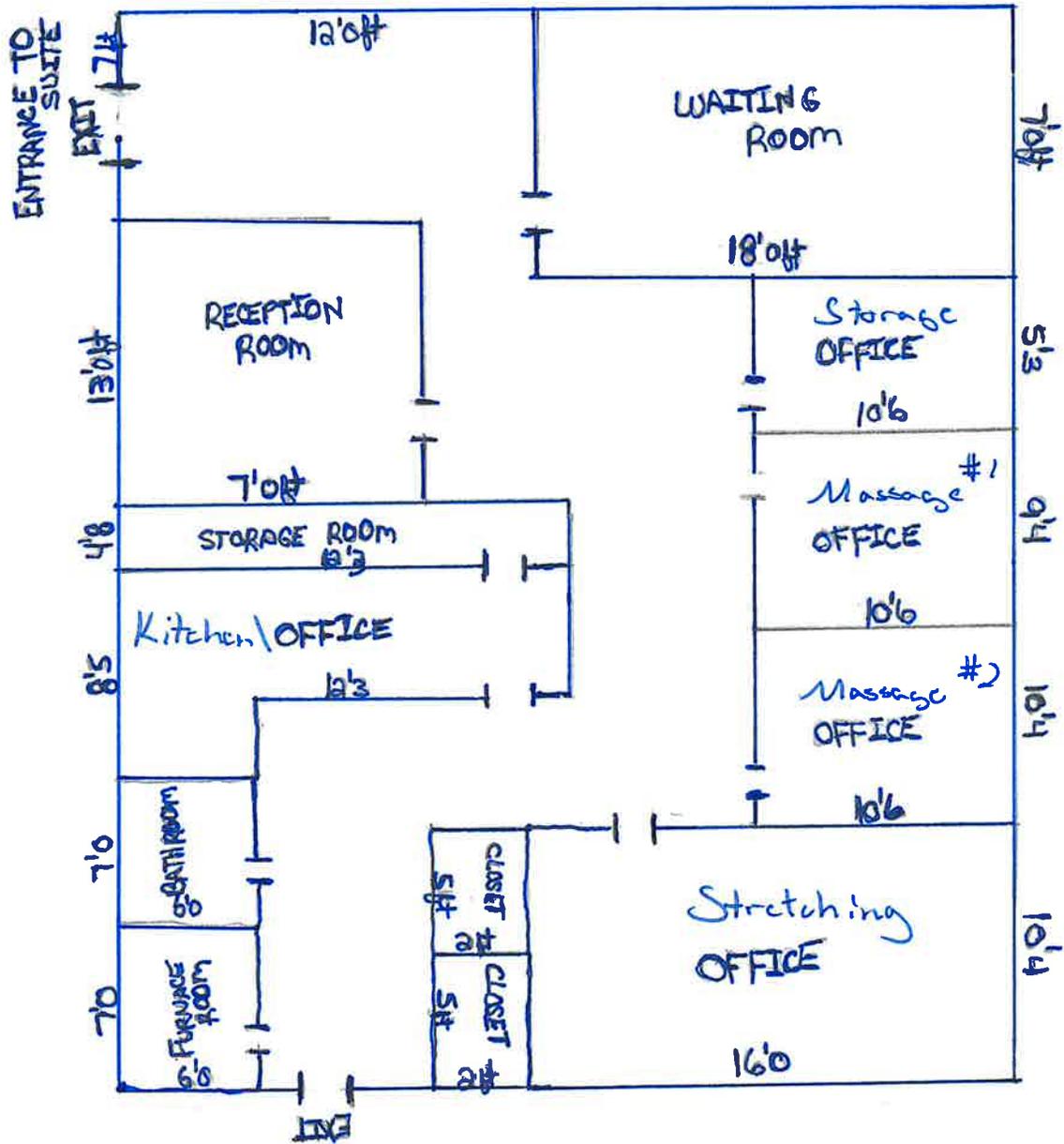


Owners Signature:



Printed Name:

EXHIBIT E - PROPOSED FLOOR PLAN



2206 WEBER RD  
CREST HILL, IL 60403

PROPOSED FLOOR PLAN DIAGRAM

EXHIBIT F

Project Narrative

Muscle Methods LLC/Melissa Polchlopek, LMT

Solopreneur Licensed Massage Therapist. Founder and owner of

"Muscle Methods LLC"

IL License #



NPI #



Company Mission-

Providing customized, therapeutic massage in the City of Crest Hill to encourage prioritizing overall well-being.

Hours of Operation-

- Monday 9am-9pm
- Tuesday Closed
- Wednesday 9am-9pm
- Thursday Closed
- Friday 9am-4pm
- Saturday 9am-4pm
- Sunday Closed

Massage Modality Services Offered-

- Swedish- Relaxation
- Deep Tissue- Muscle/pain recovery
- Myofascial- Fascial Release, chronic pain and range of motion limitations
- Lymphatic Drainage- Post operative, Edema
- Prenatal- Pregnancy
- Stretching- Increase mobility



**Business Within this Complex by "2206 Weber Rd."**

- AAA Insurance Agency – [locator.acg.aaa.com](http://locator.acg.aaa.com)
- SJM Identogo – No Link
- National Dart Association – [ndadarts.com](http://ndadarts.com)
- Children Road to Success – [childrensroadtosuccess.com](http://childrensroadtosuccess.com)
- Hall of Fame Barber Shop – No Link
- Essence Salon Suites – No Link
- Adil Pediatrics – [doctors.silvercross.org](http://doctors.silvercross.org)
- Shwetha Manjunath – No link

**ATTN: Atefa Ghaznawi**

**2/20/2026**

**RE: Business License Application**

**Muscle Methods LLC**

Melissa Polchlopek LMT

[REDACTED]

[REDACTED]

**Operating Background**

**6/2024- Present**

1000 Essington Rd. Joliet, IL 60435

Lincolnshire Business Center/Regus

Hours of operation:

Monday 9am-9pm, Wednesday 9am-9pm, Friday 9am-4pm, Saturday 9am-4pm

Closed Tuesday, Thursday, Sunday

Services include: customized therapeutic massage modalities ranging from relaxation to chronic pain relief

**7/2019-Present**

Tuesday and Thursday Hours vary

Onsite contractual agreement as "Injury Prevention Therapist" specializing in repetitive motion injury relief techniques on the employees for Maker's Pride/Hearthside Food Solutions

Locations include

720 Center Ave. Carol Stream, IL 60188

Safety Manager: Michael Velarde [REDACTED]

1001 Crossroads Pkwy Romeoville, IL 60446

Safety Manager: Susana Acosta [REDACTED]

6/2017

Heidi's Fabulous Fatigue Fighters

Providing Onsite care for traveling professional singers, athletes and performers

Locations per request include: United Center, Tinley Park Amphitheater, Rialto, Chicago Theatre, etc.

Heidi Froehlich, HFFFWW LLC NY, NY 

I thank you for your consideration and am looking forward to the opportunity of expansion in my professional wellness business.

Respectfully, Melissa Polchlopek LMT

# Muscle Methods LLC



5.0 ★★★★★ (33)

Massage therapist in Joliet, Illinois · [Open](#)

Overview

Reviews

Photos

Services

About



All



By owner



Street View & 360°

All



Overview

Reviews

Photos

Services

Abc

### Google review summary



# 5.0



(33)



### Reviews

All

atmosphere 2

expertise 2

message 2

knowledge 2

+2

Sort by

Most relevant

Newest

Highest

Lowest



Lauren Bayci

9 reviews



★★★★★ a year ago

Melissa gave me one of the best deep tissue massages I've ever had. She knows what she is doing. She is friendly and kind and listened very well when I explained the areas I needed work on. I highly recommend her and will be going back.



Andy Grod

2 reviews



★★★★★ a year ago

Q muscle methods llc reviews

Overview **Reviews** Photos Services About



Rachel Szykowny

3 reviews · 1 photo



★★★★★ a year ago

I am extremely satisfied with my full body massage by Melissa. I highly recommend!

Moms! If you need to feel pampered go experience how amazed and relaxed your ... [More](#)



1



Muscle Methods LLC (Owner)

a year ago



Joe Olson

Local Guide · 24 reviews · 1 photo



★★★★★ 3 weeks ago **New**

She got me in right away. Professional and clean facilities. Definitely going back.



Muscle Methods LLC (Owner)

3 weeks ago

Thank you Joe!



Jennifer

1 review



★★★★★ a year ago

Melissa is the best massage therapist in the area. She listens to your concerns and makes sure to tailor a service to your specific needs. I am someone who

Overview

Reviews

Photos

Services

About



Andy Grod

2 reviews



★★★★★ a year ago

Had a 90 minute massage with Melissa today. I thought she did an amazing job and listened to my needs. The room space was clean and calming. Once my massage was done i immediately scheduled another appointment with her. My body was relaxed ... [More](#)



Muscle Methods LLC (Owner)

a year ago

Thank you Andy!



Katie Baker

4 reviews



★★★★★ a year ago

I've gotten massages from Melissa at Muscle Methods several times now and each time has been a great experience. I have long suffered from shoulder and neck pain that causes frequent migraines. When I moved to IL, I searched a community FB ... [More](#)



Muscle Methods LLC (Owner)

a year ago

Thank you so much Katie!

## ← Muscle Methods LLC Services

### Massage Therapist

#### Swedish-

Relaxation. Benefits can include- Reduced tension, stress, pain. Increased circulation, flexibility, sleep, immune function, posture, mood

---

#### Deep Tissue

60 minutes minimum per upper/lower body recommended. Benefits can include- Decreased pain, stress, scar tissue. Improve flexibility, circulation, sleep, immune system, speed recovery due to injury

---

#### Myofascial Release

Minimal to no lotion, 30 minutes minimum per upper/lower body recommended. Benefits can include- release of trigger points, increase circulation, range of motion, flexibility, reduce inflammation, pain, risk of injuries, improve posture

---

#### Prenatal

Benefits can include- Reduced tension, pain, swelling, stress, anxiety, depression. Regulate hormone balance, boost immune system, sleep, digestion, reduce constipation

---

#### Lymphatic Drainage

Promotes the flow of lymph fluid. Benefits can include- Removal of waste products, toxins and excess fluid. Reduced swelling due to lymphedema, injury or surgery. Increase circulation, immune function. Improve skin tone and appearance of cellulite.

---

#### Stretching

Benefits can include- Improved flexibility, posture, circulation, joint health, cognitive function, mood, sleep



**EXHIBIT A****PARCEL 1:**

LOTS 1 IN CRESTWOOD SUITES SUBDIVISION, BEING A RESUBDIVISION OF LOT 154 IN AUTUMN RIDGE, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 2001 AS DOCUMENT NUMBER R2001-119512, IN WILL COUNTY, ILLINOIS.

**PARCEL 2:**

LOT 153 IN AUTUMN RIDGE, A PLANNED UNIT DEVELOPMENT BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOCKPORT TOWNSHIP, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 31, 1995 AS DOCUMENT R95-63935 AND CERTIFICATE OF CORRECTION RECORDED NOVEMBER 28, 1995 AS DOCUMENT R95-91894, IN WILL COUNTY, ILLINOIS.

**PARCEL 3:**

LOTS 3 IN CRESTWOOD SUITES SUBDIVISION, BEING A RESUBDIVISION OF LOT 154 IN AUTUMN RIDGE, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 2001 AS DOCUMENT NUMBER R2001-119512, IN WILL COUNTY, ILLINOIS.

Commonly known as: 2200-2208 Weber Road; 2240-2248 Weber Road; 2250 Weber Road, Crest Hill, IL 60403

PIN: 11-04-32-103-069-0000; 11-04-32-103-071-0000; 11-04-32-102-001-0000



**To:** Plan Commission

**From:** Daniel Ritter, AICP, Community and Economic Development Director  
Atefa Ghaznawi, AICP, LEED AP, City Planner

**Date:** March 12, 2026

**Re:** 2026 Crest Hill Zoning Map Adoption

**Summary:** By March 31st of each year, the Illinois State Statute requires that all municipalities adopt an official zoning map reflecting any zoning changes that occurred during the previous calendar year. The Zoning Map attached to this staff memo has been updated to include all Special Uses that were approved from January 1, 2025, to February 2, 2026. No rezoning or annexation was approved in 2025. Table 1 outlines details of the approved Special Uses that have been added to the updated Zoning Map.

**Table1: List of Approved Zoning Map Changes**

Ordinance #	PIN	Address	Applicant	Description
Ord. 2014, approved Apr 7, 2025	11-04-20-100-015-0000	Southwest Corner of Renwick Rd. & Borio Dr.	A&D Storage	Special Use for a self-service storage facility
Ord. 2015 & Ord. 2016, approved Apr 7, 2025	11-04-29-200-009-0000	Division St. west of Broadway St. and east of Weber Rd.	Lockport Township Fire Protection District	Non-residential PUD Special Use for a training facility and an accessory outdoor fire range
Ord. 2019, approved May 19, 2025	11-04-33-100-002-0000 and 11-04-33-100-003-0000	1073 Caton Farm Rd. Unit C	Hendrickson USA LLC	Special Use for a new solar array utility facility
Ord. 2028, approved July 7, 2025	11-04-33-315-001-0000	1800 Dearborn St.	Redemption Hour Ministry	Special Use for a church
Ord. 2043, approved Dec 1, 2025	11-04-31-109-007-0000 and 11-04-31-109-019-0000	2227 Parkrose St.	City of Crest Hill	Special Use for an existing public park known as Stanley Gustafson Park
Ord. 2047, approved Feb 2, 2026	11-04-31-405-049-0000, 11-04-31-407-008-0000, 11-04-31-407-009-0000, and 11-04-31-407-010-0000	1812 N Larkin Ave.	Extra Space Storage LLC	Special Use for a self-service storage facility

**Staff Recommendation:** Staff recommend the following motion to provide a recommendation to the City Council:

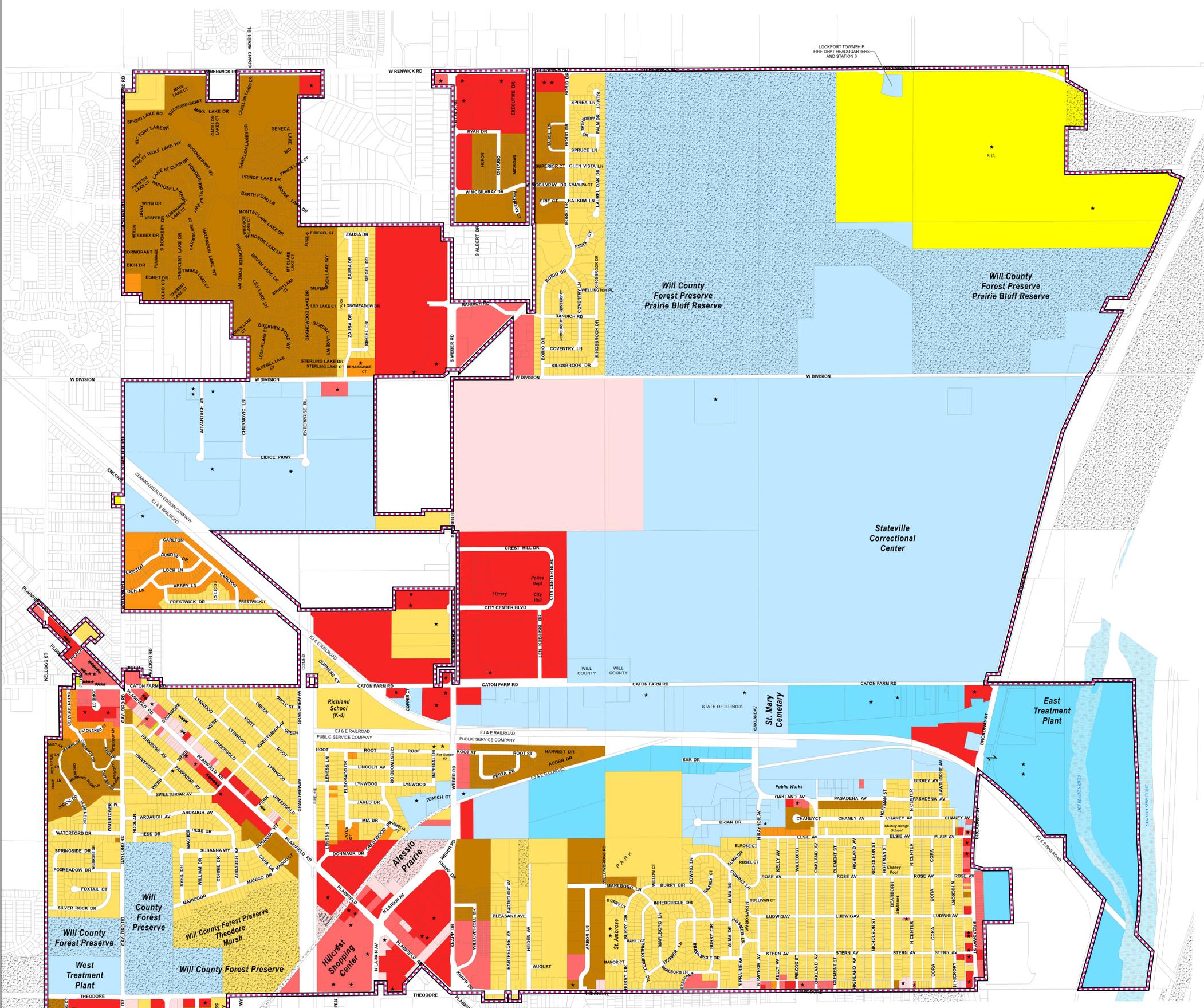
**The Plan Commission recommends City Council approval of 2026 Crest Hill Zoning Map prepared by Robinson Engineering Ltd. last revised February 20, 2026.**

**Attachment**

- Draft 2026 Crest Hill Zoning Map

# City of Crest Hill

## Unofficial Zoning Map 2026



- LIMITS
- SPECIAL USE
- FOREST PRESERVES
- PARCELS
- R-1A - SINGLE-FAMILY RESIDENCE DISTRICT
- R-1B - SINGLE-FAMILY RESIDENCE DISTRICT
- R-1 - SINGLE-FAMILY RESIDENCE DISTRICT
- R-2 - TWO-FAMILY RESIDENCE DISTRICT
- R-3 - MULTIPLE-FAMILY RESIDENCE DISTRICT
- B-1 - LIMITED BUSINESS DISTRICT
- B-2 - GENERAL BUSINESS DISTRICT
- B-3 - BUSINESS SERVICE DISTRICT
- T-1 - TRANSITIONAL OFFICE DISTRICT
- O-R - OFFICE RESEARCH DISTRICT
- M-1 - LIMITED MANUFACTURING DISTRICT
- M-2 - GENERAL MANUFACTURING DISTRICT

