

## PROJECT REVIEW GROUP REPORT

TO: ZONING BOARD OF APPEALS      PREPARED BY: Parth Joshi,  
Community Planner

HEARING DATE: October 20, 2021  
DATE PREPARED: October 7, 2021      CASE NUMBER: Z2109-01

TITLE: DLUXE BEAUTY, LLC / 870 E. Higgins Road, Suite 130 – Woodfield Grove Business Center / Special Use for a Beauty Salon

### BACKGROUND INFORMATION

Petitioner: Oksana Kushitska

Address of Petitioner: 870 E. Higgins Rd, Suite 130  
Schaumburg, IL 60173

Status of Petitioner: Tenant

Owner of Parcel: Woodfeet Grove, LLC

Address of Owner: 830 E. Higgins Road, Suite 104D  
Schaumburg, IL 60173

Existing Zoning: B-3 Planned Office Business

Existing Land Use: Office Park

Requested Action:

Special Use for a Beauty Salon [Title 15, Chapter 154, Section 154.174 (C)(1)]

### ANALYSIS

#### Staff Discussion:

The petitioner requests Special Use approval for a beauty salon for Dlux Beauty to be located within the Woodfield Grove Business Center. The proposed establishment will provide eyelash extensions as a primary service along with facials as an accessory service. Customers are via appointment only. The proposed business will serve approximately 4-6 clients per day. Hours of operation are 10 am – 7 pm, Monday – Friday and 10 am – 4 pm on Saturdays.

#### Zoning History:

Limited zoning history exists for Woodfield Grove Business Center. The property was involved in a Village-initiated rezoning in 1991 (Case No. Z9112-05). In 2002, a Minor Amendment (MA0206-04) was approved for landscape modification for the office park's ground sign. In June 2011, the Village Board again approved a Special Use for a massage establishment for Alannah L. Kim (Case No. Z1105-03).

#### Surrounding Zoning and Land Uses:

North: B-3 Planned Office Business – Woodfield Office Condominiums  
South: R-7 Single Family Residential – Morningside Subdivision

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Page 2 of 2

East: B-3 Planned Office Business – Lifetime Fitness  
West: B-3 Planned Office Business – Bank of America

**Compatibility with Surrounding Land Uses:**

The proposed beauty salon establishment is compatible with the mixture of offices and medical offices within the office park.

**Comprehensive Plan Designation:**

The subject property is addressed in the Village’s Comprehensive Plan which designates the site for community commercial use. This future zoning designation includes uses that provide for the everyday needs of the community such as restaurants, gas stations, medium to big box grocers or retailers, small offices, and day care centers. The proposed beauty salon is fully compatible with this zoning designation.

**Parking:**

Parking for Woodfield Grove Business Center is calculated as follows:

Use	Parking Rate	Required Parking
Proposed Beauty Salon 870 E. Higgins Rd, Suite 130 831 sq ft GFA 748 sq ft NFA	4 spaces per 1,000 sq ft NFA	3 spaces
Other Office uses 61,450 sq ft GFA 55,304 sq ft NFA	4 spaces per 1,000 sq ft NFA	229 spaces
<b>Parking Provided</b>		235 spaces
<b>Parking Required</b>		229 spaces
<b>Parking Surplus</b>		6 spaces

The proposed use will require the same amount of parking as a regular office use. Staff believes that parking will be adequate for the proposed massage establishment.

**RECOMMENDATION**

Staff has reviewed the petitioner’s request and has determined that the use is compatible with the other service uses in the office park. Therefore, staff recommends **approval** of a Special Use for a Beauty Salon for Dlux Beauty, Case No, Z2109-01, subject to the following conditions:

1. The following plans shall be adopted with the enabling ordinance:
  - a. Floor Plan, received by the Community Development Department on September 27, 2021.
  - b. Business Narrative, received by the Community Development Department on September 27, 2021.

pc: Petitioner  
Owner of Property