

PUBLICATION OF:

ORDINANCE NO. 21-

**AN ORDINANCE GRANTING A SPECIAL USE FOR A BEAUTY SALON FOR DLUXE BEAUTY,
LLC (870 E. HIGGINS ROAD, SUITE 130 – WOODFIELD GROVE BUSINESS CENTER)**

CASE NO. Z2109-01

ADOPTED: NOVEMBER 9, 2021

**PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF
THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON
NOVEMBER 10, 2021**

ORDINANCE NO. 21-

AN ORDINANCE GRANTING A SPECIAL USE FOR A BEAUTY SALON FOR DLUXE BEAUTY, LLC (870 E. HIGGINS ROAD, SUITE 130 – WOODFIELD GROVE BUSINESS CENTER)

CASE NO. Z2109-01

WHEREAS, the Zoning Board of Appeals of the Village of Schaumburg conducted a public hearing on October 20, 2021 and has recommended a Special Use for a Beauty Salon for Dlux Beauty, LLC located at 870 E. Higgins Road, Suite 130 – Woodfield Grove Business Center, Case No. Z2109-01;

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Special Use for a Beauty Salon for Dlux Beauty, LLC located at 870 E. Higgins Road, Suite 130 – Woodfield Grove Business Center, Case No. Z2109-01 is desirable to provide a service or a facility, which is in the interest of public convenience, and is in the best interest of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG:

SECTION ONE: That said Special Use for a Beauty Salon, described as follows:

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

for Dlux Beauty, LLC located at 870 E. Higgins Road, Suite 130 – Woodfield Grove Business Center, Case No. Z2109-01, be and is hereby granted on the property legally described as:

ALTA/ACSM LAND TITLE

PARCEL ONE

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 72 (HIGGINS ROAD) AS MONUMENTED AND OCCUPIED, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF A LINE 50 FEET (MEASURED PERPENDICULARLY) EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER WITH THE SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 72; THENCE SOUTH 80 DEGREES 54 MINUTES 53 SECONDS EAST, 307.0 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE NORTH 375.0 FEET ALONG A LINE PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14; THENCE NORTH 39 DEGREES 28 MINUTES 02 SECONDS WEST, 146.0 FEET TO THE CENTERLINE OF A CREEK; THENCE SOUTH 71 DEGREES 09 MINUTES 05 SECONDS WEST, 140 FEET ALONG SAID CENTERLINE, TO A POINT OF BEND, THENCE CONTINUING SOUTH 57 DEGREES 48 MINUTES 17 SECONDS WEST, 92.0 FEET ALONG SAID

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CENTERLINE TO A POINT ON THE AFORESAID 50 FOOT PARALLEL LINE, SAID POINT BEING 345.0 FEET NORTH OF THE POINT OF COMMENCEMENT; THENCE NORTH 217.644 FEET ALONG SAID 50 FOOT PARALLEL LINE TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 14; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST, 624.774 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 0 DEGREES 01 MINUTES 01 SECONDS EAST, 705.26 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 72 (HIGGINS ROAD); THENCE NORTH 80 DEGREES 54 MINUTES 53 SECONDS WEST, 324.428 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THE NORTHERLY 50.0 FEET THEREOF, AS MEASURED PERPENDICULAR TO THE NORTHERLY LINE THEREOF), IN COOK COUNTY, ILLINOIS. (HEREIN AFTER CALLED 'TRACT').

PARCEL TWO

EXCEPTING FROM THE TRACT THE FOLLOWING:

THAT PART OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE FOR HIGGINS ROAD (STATE ROUTE 72) DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF WOODFIELD ROAD AS DEDICATED BY PLAT RECORDED MAY 22, 1985, AS DOCUMENT 85031969 WITH A LINE 50.00 FEET (MEASURED PERPENDICULARLY) EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF NORTH 86 DEGREES 31 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF WOODFIELD ROAD, 4.01 FEET; THENCE SOUTH 0 DEGREES 27 MINUTES 35 SECONDS WEST, 130.99 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 25 SECONDS EAST, 11 FEET; THENCE SOUTH 0 DEGREES 27 MINUTES 35 SECONDS WEST, 27.50 FEET TO THE SOUTH LINE OF THE TRACT; THENCE NORTH 0 DEGREES 27 MINUTES 35 SECONDS EAST ALONG SAID LINE 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, 167.56 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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‘TRACT’ AS USED IN THE HEREINABOVE LEGAL DESCRIPTION REFERS TO THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 72 (HIGGINS RD) AS MONUMENTED AND OCCUPIED, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF A LINE 50 FEET (MEASURED PERPENDICULARLY) EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER WITH THE SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 72; THENCE SOUTH 80 DEGREES 54 MINUTES 53 SECONDS EAST, 307.0 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING, THENCE NORTH 375.0 FEET ALONG A LINE PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14; THENCE NORTH 39 DEGREES 28 MINUTES 02 SECONDS WEST, 146.0 FEET TO THE CENTERLINE OF A CREEK; THENCE SOUTH 71 DEGREES 09 MINUTES 05 SECONDS WEST, 140.0 FEET ALONG SAID CENTERLINE, TO A POINT OF BEND; THENCE CONTINUING SOUTH 57 DEGREES 48 MINUTES 17 SECONDS WEST, 92.0 FEET ALONG SAID CENTERLINE TO A POINT ON THE AFORESAID 50 FOOT PARALLEL LINE, SAID POINT BEING 345.0 FEET NORTH OF THE POINT OF COMMENCEMENT; THENCE NORTH 217.644 FEET ALONG SAID 50 FOOT PARALLEL LINE TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 14; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST, 624.774 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 0 DEGREES 01 MINUTES 01 SECOND EAST, 705.26 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 72 (HIGGINS ROAD); THENCE NORTH 80 DEGREES 54 MINUTES 53 SECONDS WEST, 324.428 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THE NORTHERLY 50.0 FEET THEREOF, AS MEASURED PERPENDICULAR TO THE NORTHERLY LINE THEREOF), IN COOK COUNTY, ILLINOIS. (HEREIN AFTER CALLED ‘TRACT’).

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SECTION TWO: That the granting of the approvals and/or variations of Section One, be and is hereby granted subject to compliance with 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.

SECTION THREE: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form and posting in the manner provided by law.

AYES:

NAYS:

ABSENT:

ADOPTED this 9th day of November, 2021.

Tom Dailly, Village President

ATTEST:

Marilyn Karr, Village Clerk