

Village of Schaumburg
Zoning Board of Appeals
October 20, 2021
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CALL TO ORDER

The meeting was called to order by Chairman Harry Raimondi at 7:01pm.

ROLL CALL

Members Present: Chairman Harry Raimondi, James Dolbeare, Mike LaRosa, Rob Morreale, Pat Riley, Sunil Shah, Glenn Szurgot and Elizabeth Veatch

Member(s) Absent:

A quorum was present.

Also Present:

Sworn in for testimony:	Parth Joshi	Roman Mordarski
	Community Planner	2545 Erie Street
		River Grove, IL

Mr. Roman Mordarski, representing the Petitioner, stated that they would like to open a salon which specializes in eyelash extensions with a minor focus on facials. He added that they are an upscale salon which accommodates customers by appointment only. Each appointment takes approximately 1.5 to 2 hours. They have an established clientele at their salon in Des Plaines. Some of the services they provide include: Eyelash extensions, eyebrow threading, removal of eyelash extensions and four-to-five different facial treatments. One primary owner works four days per week and one employee does facials two days per week. They hope to hire one more employee to work two or three days per week.

Mr. Parth Joshi stated that the the proposed business is in Zoning District B-3, which is primarily office use. The Comprehensive Plan designates the site as community commercial, which is typically a B-2 Zoning District. They would be permitted in B-2 but this site is not yet zoned for B-2, which is why special use approval is required. The proposed use is compatible with the adjacent offices and administrative uses in the Woodfield Grove Business Center and parking is sufficient.

Chairman Raimondi asked if the public had any questions or concerns. There were none.

Chairman Raimondi asked the Board for their comments.

Mr. Dolbeare, Ms. Veatch, Mr. LaRosa, Mr. Szurgot and Mr. Morreale had no questions.

Mr. Shah welcomed the Petitioner to Schaumburg.

Mr. Riley wished the Petitioner good luck.

Chairman Raimondi asked if the Petitioner uses a form of advertising or if his customers come by word-of-mouth. Mr. Mordarski stated that their only advertising has been via Instagram and 99% of their clientele is by word-of-mouth. Chairman Raimondi asked how long they have been in business at their Des Plaines

Z2109-01 / DLUXE BEAUTY, LLC / 870 E. Higgins Road, Suite 130 – Woodfield Grove Business Center / Special Use for a Beauty Salon

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location. Mr. Mordarski said that they have been there for just over a year and added that they were located in Chicago prior to that.

PUBLIC HEARING CLOSED

Mr. Szurgot made a motion, seconded by Mr. Morreale, to close the hearing.

MOTION CARRIED

Mr. LaRosa made a motion, seconded by Mr. Dolbeare, to recommend approval of a Special Use for a Beauty Salon for Dluxé Beauty, LLC located at 870 E. Higgins Road, Suite 130 , 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.

MOTION CARRIED: vote: 8-0 with no member(s) absent and one vacancy

A poll was taken:

- Mr. James Dolbeare - Yes
- Mr. Mike LaRosa - Yes
- Mr. Rob Morreale - Yes
- Mr. Harry Raimondi - Yes
- Mr. Pat Riley - Yes
- Mr. Sunil Shah - Yes
- Mr. Glenn Szurgot - Yes
- Ms. Elizabeth Veatch - Yes

The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 11/9/21.

ADJOURNMENT

The meeting was adjourned at 7:07pm.

Parth Joshi, Community Planner

I have reviewed the minutes, and they accurately represent the actions taken by the Zoning Board of Appeals

Mary Kirschbaum, Secretary
Zoning Board of Appeals