

HILLSIDE ZONING BOARD OF APPEALS MINUTES OF PUBLIC HEARING

CONDUCTED AT THE HILLSIDE VILLAGE HALL ON August 16, 2022

PETITIONER: Michael Abuzir, Essence Salon Suites, 6787 W. 159th Street,
Tinley Park IL 60477

PETITION REQUESTING: A Special Use in B-1 Zoning District to allow beauty salon, barbershop, nail technicians, cosmetologist and esthetician operations at 440-460 North Mannheim Road, Hillside.

MEMBERS PRESENT: Joe DeFalco
ShawnTe Raines Welch
Bob Kregas
Rosalie "Mickey" Stimac
Jim Erlander
Pete Sarangelo
William Norwood

MEMEBERS ABSENT:

MEETING WAS CALLED TO ORDER AT: 7:04 p.m. by members of the Zoning Board of Appeals.

THE PETITIONER PRESENTED TO THE BOARD TESTIMONY:

Mr. Michael Abuzir, Owner of the 440-460 property and owner of Essence Salon Suites, represented himself. The petitioner stated he is seeking a Special Use under Section 11.7(1)(b) of the Hillside Zoning Ordinance Code to allow beauty salon, barbershop, nail technicians, cosmetologist, and esthetician operations to operate within a B-1 Zoning District. The Petitioner stated that Essence Salon Suites operates in five different locations within the immediate Chicago suburbs. The petitioner stated that the vacant section of the strip center constitutes approximately 8,300 s.f. of rental space available for three operations, Essence Salon Suites and Diamond Nails will occupy two of the spaces and one unit of approximately 1,600 s.f. will remain unoccupied for the time being. The Essence Salon Suites and Diamond Nails spaces will each occupy approximately 3,600 s.f. and will be separated by a demising wall. The two units are supplied by their own utilities (electric/gas), their own ventilation systems and their own alarm systems. The petitioner stated Essence Salon Suites will be comprised of ten units measuring 10'x12' and those units are rented to individual lesser who perform service in beauty salon, barbershop, nail technicians, cosmetologist, and esthetician industries. The petitioner stated that they plan to operate from Monday-Sunday (8am- 10pm) and will share 40 parking spaces between their operation and Diamond Nails. Members of the Zoning Board of Appeals then asked questions to the petitioner related to the following subject matter; security/patron entry/lessee entry and visibility into the unit. The petitioner stated that both the main unit will be key fob access as well as each individual unit and that his lessees operate by appointment only and that there will be an onsite manager at all times. The petitioner further stated that he will operate as required by Village Ordinance for visibility into the main unit (no curtains or visual obstruction) and that each individual unit will have a window so that visibility will be maintained from the hallway.

Discussion ensued about private operations for certain procedures and it was decided that potential use of privacy screens may be warranted.

(Records reflect that no members of the public were present to provide any testimony)
The Zoning Board deliberated, and a motion was made by ShawnTe Raines Welch to recommend the Special Use be granted, seconded by Pete Sarangelo.

The Board deliberated the petitioner's testimony and agreed by a unanimous vote that the Special Use be granted pending approval by the Village of Hillside Board. In recommendation of this Special Use, this Board is convinced that all the standards as stated in Special Use, Section 11.7(1)(b) of the Village of Hillside Zoning Ordinances of 1980 have been met.

HEARING ADJOURNED: at 7:25 P.M.

Respectively:

Joseph L. Pisano
Zoning Administrator