

HILLSIDE ZONING BOARD OF APPEALS MINUTES OF PUBLIC HEARING

CONDUCTED AT THE HILLSIDE VILLAGE HALL ON August 16, 2022

PETITIONER: Qyyen Laong, Diamond Nails, 3036 Sunnydale Avenue,
Broadview IL 60155.

PETITION REQUESTING: A Special Use in B-1 Zoning District to allow a nail salon 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: 7:26 p.m. by members of the Zoning Board of
Appeals.

THE PETITIONER PRESENTED TO THE BOARD TESTIMONY:

Mr. Qyyen Laong, owner of Diamond Nails represented himself and Mr. Michael Abuzir, Owner of the 440-460 property Assisted Mr. Laong,. The petitioner stated he is seeking a Special Use under Section 11.7(1)(b) of the Hillside Zoning Ordinance Code to allow a nail salon within a B-1 Zoning District. The Petitioner stated that Diamond Nails operates one other locations in Broadview which has been operating for the last ten years. 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 that Diamond Nails will have 7 employees and operate 20 stations for both manicure and pedicure and Monday-Sunday (10am- 8pm). The petitioner stated that they will share 40 parking spaces between their operation and Essence Salon Suites. The Zoning Board made not to the petitioner that visibility into the nail salon must be maintained at all times and shall operate in accordance with Village Ordinances.

(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 William Norwood.

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 7:33 P.M.

Respectively:

Joseph L. Pisano
Zoning Administrator