

MINUTES OF VILLAGE OF BROADVIEW ZONING BOARD HEARING
FEBRUARY 6, 2025
2350 S. 25th Avenue Broadview, IL 60155

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Chairman McHugh. Roll call taken. Chairperson McHugh, Commissioner Whimper, Commissioner Citron, Commissioner Taylor, Commissioner Tucker, and Commissioner Gordon, all present.

Roll Call/Quorum:

Also present: Building Commissioner David Upshaw, Pete Iosue from Teska Associates, and Attorney Maryclare Touhy

NEW BUSINESS

1.) A variance pursuant to Section 10-7-3 of the Broadview Zoning Ordinance to allow for a beauty parlor to be located closer than 1,000 feet to a beauty parlor or barbershop, which is prohibited under Section 10-4-6(D)(9), for the property located at 7550 Broadview Village Square, Broadview, Illinois 60155 in the C-2 General Commercial District.

Commissioner Gordon motioned to begin the hearing. Seconded by Commissioner Citron. Roll call.

- All in favor: Chairperson McHugh, Commissioner Whimper, Commissioner Citron, Commissioner Taylor, Commissioner Tucker, and Commissioner Gordon
- Any opposed: None

Motion passed unanimously.

The Applicant (Thin To of Milano Nail Spa) was sworn in and discussed the variance request and the application.

Commissioner Gordon asked the Applicant to describe the floor plan of the proposed salon and the services that will be offered. Chairperson McHugh asked the Applicant to explain the difference between the proposed salon compared to other salons in the area, particularly the salon within 1,000 feet of the property. The Applicant discussed the salon's distinct business model, the services offered, customer service, and explained the floor plan of the proposed salon.

Commissioner Taylor asked the Applicant to explain why the salon wants to operate in the Broadview Community. The Applicant described that the Property is within the largest strip mall within a 15-mile radius and that the population of the Village, and the surrounding towns makes it a desirable location that will bring in customers from other cities and villages, which will also benefit the other local businesses within the Village.

The property owner (Bridge 33 Capital) representative was sworn in and described that as a property owner it does not want to negatively impact the businesses of the other tenants; however, the level of service and cost points for the customers are notably different.

Commissioner David Upshaw from the Village Building Department was sworn in and stated that the proposed salon was reviewed by the Safety Committee, that certified mailing receipts were provided evidencing that written notice was sent to all property owners within 250 feet of the Property, and that notice of this hearing was published. Commissioner Upshaw stated that the proposed salon is 824.5 feet from another salon. Commissioner Upshaw stated that the salons have different price points, but that competition is beneficial to the Village.

Pete Iosue from Teska Associates was sworn in and stated that the Zoning Code's standards for granting variances are: (1) the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. Mr. Iosue stated that in his professional opinion, the proposed salon meets all the criteria for the granting of a variance.

The Applicant explained that the salon will market within a 15-mile radius.

Chairperson McHugh asked if any members of the public would like to comment on this matter. There was no public comment.

Commissioner Gordon motioned to approve and recommend a variance pursuant to Section 10-7-3 of the Broadview Zoning Ordinance to allow for a beauty parlor to be located closer than 1,000 feet to a beauty parlor or barbershop, which is prohibited under Section 10-4-6(D)(9), for the property located at 7550 Broadview Village Square, Broadview, Illinois 60155 in the C-2 General Commercial District. Seconded by Commissioner Whimper. Roll call.

- Chairperson McHugh: Aye
- Commissioner Whimper: Aye
- Commissioner Taylor: Aye
- Commissioner Tucker: Aye
- Commissioner Gordon: Aye
- Commissioner Citron: Aye

Motion passed unanimously.

Chairperson McHugh adjourned the public hearing.

PUBLIC COMMENT

None.

ADJOURN

Commissioner Tucker motioned to adjourn 7:22 p.m. Seconded by Commissioner Gordon. Roll call.

- All in favor: Chairperson McHugh, Commissioner Whimper, Commissioner Citron, Commissioner Taylor, Commissioner Tucker, and Commissioner Gordon.
- Any opposed: None

Motion passed unanimously.