

**PLAN COMMISSION  
VILLAGE OF DEERFIELD  
February 26, 2026  
Minutes**

The Plan Commission of the Village of Deerfield called to order a meeting at 7:30 P.M. on February 26, 2026, at Deerfield Village Hall.

Present were: Sara Lubezny, Chair ProTem  
Lisa Crist  
Bill Keefe  
David Rauen  
Blake Schulman

Absent: Al Bromberg, Chair  
Ken Stolman

Also Present: Jeff Ryckaert, Principal Planner  
Dan Nakahara, Planner II

In the absence of Chair Bromberg, Commissioner Schulman moved to appoint Commissioner Lubezny as Chair Pro Tem. Commissioner Rauen seconded the motion. The motion passed by the following vote:

AYES: Crist, Keefe, Lubezny, Rauen, Schulman (5)  
NAYS: None (0)

Chair Pro Tem Lubezny swore in those who plan to testify before the Commission.

**Public Comment on a Non-Agenda Item**

There were no comments from the public on a non-agenda item.

**PUBLIC HEARING**

- 1) Public Hearing on the Request for a Text Amendment to the Deerfield Zoning Ordinance to Allow a Nail Salon Over 2,100 SF as a Special Use in the C-2 Outlying Commercial District, and Approval of a Special Use for a Gloss Nail Bar at 92 S. Waukegan Road in the Deerbrook Shopping Center

Thinh To presented the certified mailing and Mr. Ryckaert presented proof of publication of the legal notice in the Deerfield Review.

Thinh To, Owner and General Contractor for Gloss Nail Bar, explained he wants to open a Gloss Nail Bar in Deerbrook. Chairperson Pro Tem Lubezny confirmed nothing changed since the pre-filing conference.

Mr. Nakahara noted the petitioner appeared before the ARC on Monday. The ARC approved the signage including an exception to the sign criteria for the letters to be 38" high instead of maximum 28" and the logo at 48" high.

Mr. Ryckaert summarized the pre-filing conference where the Plan Commission was in favor of the nail salon at this location in Deerbrook as they believed the location is appropriate, and indicated it would be difficult to lease a 20-foot wide and very deep space. He explained that under the current code a nail salon is restricted to 2,100 square feet and that restriction was put in place about 10 years ago due to concerns with a nail salon taking up too much retail space. At the pre-filing conference, the Plan Commission suggested limiting nail salons to a percentage of the building area. Mr. Ryckaert explained that staff reviewed four shopping centers in the C-2 District of varying sizes from about 12,000 square feet to Deerbrook at 450,000 square feet. The results were put into a chart at 1%, 2% and 3% of the area of the buildings. As can be seen from the chart, a nail salon would not be allowed much square footage on the smaller commercial properties and therefore consideration should be given to allowing a 2,100 square feet nail salon which is what is allowed now. Mr. Ryckaert asked the commission to consider a maximum permitted nail salon size at 2% of the gross building area and have the maximum square footage capped at 7,000 square feet, whichever is less. Therefore, a 7,000 square foot nail salon could not go into a small commercial property. Chairperson Pro Tem Lubezny thought that the language could be clearer and asked if the smaller buildings could have a nail salon less than 2,100 square feet and it was confirmed they could. Commissioner Schulman suggested changing the language to clarify the square footages. He suggested the language read: Nail salons, the square footage of which shall not exceed the greater of (i) 2,100 square feet or (ii) 2 percent of the total building square footage, provided that with respect to clause (ii), in no event shall the total square footage exceed 7,000 square feet. The commissioners agreed.

The public testimony of the hearing was concluded. The Plan Commission held a workshop. The commissioners did not have any additional comments or concerns.

Mr. To explained he would take a smaller space, but was not given that option.

Commissioner Keefe did not have any other comments on the signage, and agreed with the ARC recommendation.

Commissioner Keefe moved, seconded by Commissioner Schulman, to approve the Text Amendment based on the updated text provided by Commissioner Schulman. The motion passed by the following vote:

AYES: Crist, Keefe, Lubezny, Rauen, Schulman, (5)  
NAYS: None

Commissioner Schulman moved, seconded by Commissioner Rauen, to approve a Special Use for Gloss Nail Bar at 92 S. Waukegan Road. The motion passed by the following vote:

AYES: Crist, Keefe, Lubezny, Rauen, Schulman, (5)  
NAYS: None

This petition will go to the Village Board on April 6, 2026.

## **DOCUMENT APPROVAL**

Commissioner Crist moved to approve the minutes from the February 12, 2026 Plan Commission meeting. Commissioner Rauen seconded the motion. The motion passed unanimously on a voice vote.

## **Items from the Staff**

Mr. Ryckaert provided an update. Next meeting there will be no agenda items except document approval and Village Attorney Ben Schuster will update the Plan Commission on proposed State of Illinois regarding housing supply. Mr. Nakahara will poll the commissioners by email for an earlier meeting time.

## **Designation of Representative for the next Board of Trustees Meeting**

Mr. Ryckaert noted the 2026 Zoning Map will be discussed, but no one from the Plan Commission needs to attend.

## **Adjournment**

There being no further discussion, Commissioner Keefe moved, seconded by Commissioner Rauen, to adjourn the meeting at 7:52 P.M. The motion passed with a unanimous voice vote.

Respectfully Submitted,  
Jeri Cotton,  
Secretary