



#2018-117
Lashout – Special Use Permit
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	January 16, 2019
<u>Request:</u>	Special Use Permit to allow a massage establishment and tattoo parlor.
<u>Location:</u>	1500 Carlemont, Suite K
<u>Existing Zoning:</u>	B-2 PUD General Commercial
<u>Surrounding Properties:</u>	North: R-3b PUD Multi-Family Residential South: B-2 PUD General Commercial East: R-2 PUD Single Family Residential West: B-2 PUD General Commercial
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3738)

Background:

- **Existing Use:** The subject property is a multi-tenant retail building. There was a massage establishment in this building previously.
- There will be four rooms for clients, which will provide spa services. The services include massage and permanent makeup tattooing, which the City considers similar to a tattoo parlor.
- **UDO Requirements:** Massage Establishments and Tattoo Parlors are required to obtain a special use permit. The special use permit requires all massage establishments to comply with certain criteria.
- The petitioner has also made an application for a Massage Establishment License, which is processed by the Community Development Department and Tattoo Parlor license, which is processed by the Police Department.

Development Analysis:

General

- **Request:** The petitioner is requesting a special use permit for a Massage Establishment and Tattoo Parlor.
- **Land Use:** The land use map shows the area as Commerce. This land use designation is appropriate for this use.

- Zoning: The site is zoned B-2 PUD, which allows both a massage establishment and a tattoo parlor as Special Uses.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future retail, office, and service uses. The following goal is applicable to this request:

Land Use - Commerce

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city, as well as, the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.

Findings of Fact:

The petitioner has requested a Special Use Permit to allow a massage establishment and tattoo parlor at the subject property. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
 Meets *Does not meet*
2. The use will not be detrimental to area property values.
 Meets *Does not meet*
3. The use will comply with the zoning districts regulations.
 Meets *Does not meet*
4. The use will not negatively impact traffic circulation.
 Meets *Does not meet*
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
 Meets *Does not meet*
6. The use will not negatively impact the environment or be unsightly.
 Meets *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
 Meets *Does not meet*
8. The use will meet requirements of all regulating governmental agencies.
 Meets *Does not meet*
9. The use will conform to any conditions approved as part of the issued Special Use Permit.
 Meets *Does not meet*
10. The use will conform to the regulations established for specific special uses, where applicable.
 Meets *Does not meet*

Massage Establishments must also meet the following specific standards established in Section 2-400 of the Unified Development Ordinance. The criteria are as follows:

1. A floor plan, drawn to scale is required illustrating all the services/uses listed.
 Meets *Does not meet*
2. A complete list of the names, residence addresses, with zip codes, and dates of birth of all licensed massage therapists engaged in massage at the massage establishment, as well as current copies of the licenses as issued by the State Department of Professional Regulation of all licensed massage therapists must be provided.
 Meets *Does not meet*
3. Business records, including the names of clients and the services provided, must be readily available to inspect without prior notice.
 Meets *Does not meet*
4. All massage establishments subject to this section are declared to be public places, and shall not, during business hours, have the doors to the exits and entrances of such establishment locked or obstructed in any way so as to prevent free ingress and egress of persons; provided, however, that such doors may be closed.
 Meets *Does not meet*
5. Persons under 18 years of age are not permitted in a massage establishment, unless accompanied by his/her parent or legal guardian.

Meets *Does not meet*

6. At least 75% of the window area of the massage establishment shall be visible, installed with clear, nonreflective windows. Blocking of windows with drapes, blinds or shelving is prohibited.

Meets *Does not meet*

7. No massage establishment shall be kept open for any purpose between the hours of 9:00 p.m. and 8:00 a.m.

Meets *Does not meet*

8. No residential use is permitted within the massage establishment at any time.

Meets *Does not meet*

9. Alcohol is not permitted to be served in a massage establishment at any time.

Meets *Does not meet*

10. By applying for a special use, the applicant is authorizing the City, its agents or employees to seek information and conduct an investigation into the truth of the statements set forth in the application, including an investigation of the applicant's character, qualification and criminal background check.

Meets *Does not meet*

11. By applying for a special use, the applicant is consenting to unannounced inspections by the City, its agents or employees for the purpose of determining if the provisions of this section are met.

Meets *Does not meet*

12. Upon sale, transfer or relocation of a massage establishment, the special use will be considered null and void.

Meets *Does not meet*

Tattoo Parlors must also meet the following specific standards established in Section 2-400 of the Unified Development Ordinance. The criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.

Meets *Does not meet*

2. The use will not be detrimental to area property values.

Meets *Does not meet*

3. The use will comply with the zoning districts regulations.
 Meets *Does not meet*
4. The use will not negatively impact traffic circulation.
 Meets *Does not meet*
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
 Meets *Does not meet*
6. The use will not negatively impact the environment or be unsightly.
 Meets *Does not meet*
7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
 Meets *Does not meet*
8. The use will meet requirements of all regulating governmental agencies.
 Meets *Does not meet*
9. The use will conform to any conditions approved as part of the issued Special Use Permit.
 Meets *Does not meet*
10. The use will conform to the regulations established for specific special uses, where applicable.
 Meets *Does not meet*

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Kastning, received 12/18/18)
 - B. Floor Plan (Kastning, received 12/18/18)
2. A license for massage establishments is required. The petitioner must comply with the Massage Establishment License requirements.
3. A license for a tattoo parlor is required. The petitioner must comply with the Tattoo Applicant License requirements.

4. The violation of these Special Use Permit conditions is subject to the City's adjudication process, which may result in fines or revocation of the SUP.
5. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue and Police Departments.

PLN-2018-00171 LASHOUT & PERMANENT MAKEUP – 1500 CARLEMONT DR SUITE K



**City of Crystal Lake
Development Application**

Office Use Only
File # PLN-2018-00171

Project Title: Lashout + Permanent Makeup

RECEIVED
DEC 18 2018
BY:

Action Requested

- | | |
|-------------------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input checked="" type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: Christina Hastings
Address: 1735 Red Coach Ln
Algonquin, IL 60102
Phone: 815-404-0290
Fax: _____
E-mail: Esthetics101@gmail.com

Owner Information (if different)

Name: Dennis Favauro / Randall North Leasing LLC
Address: ~~835 Sterling Ave Ste 100~~ / 9510 Turnberry Tranz, Lakeview
Palatine, IL 60067
Phone: 847-830-8071
Fax: ~~847-934-6899~~ (815) 477-1165
E-mail: Dfavauro@favaurogorman.com

Property Information

Project Description: Build 4 rooms. Utilize space as a spa offering facials, waxing, Massage and permanent cosmetics. Permanent cosmetics includes Eyebrows, Eyeliner, Lips and Areola tattooing.

Project Address/Location: 1500 Carlemont Dr, Suite K
Crystal Lake, IL 60014

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Christina Kastning Christina Kastning 12/14/18
PETITIONER: Print and Sign name (if different from owner) Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

Randall North Leasing, LLC, by Dennis Favara, member of LLC 12/18/18
OWNER: Print and Sign name Date

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

PUBLIC NOTICE
BEFORE THE PLANNING AND
ZONING COMMISSION
OF THE CITY OF CRYSTAL LAKE,
MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION
OF
Christina Kasning

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Christina Kasning, on behalf of Randall North Leasing LLC, for a Special Use Permit to operate a Massage Establishment and Tattoo Parlor relating to the following described real estate commonly known as

1500 Carlemon, Suite K,
Crystal Lake, Illinois 60014,
PIN: 19-18-479-012.

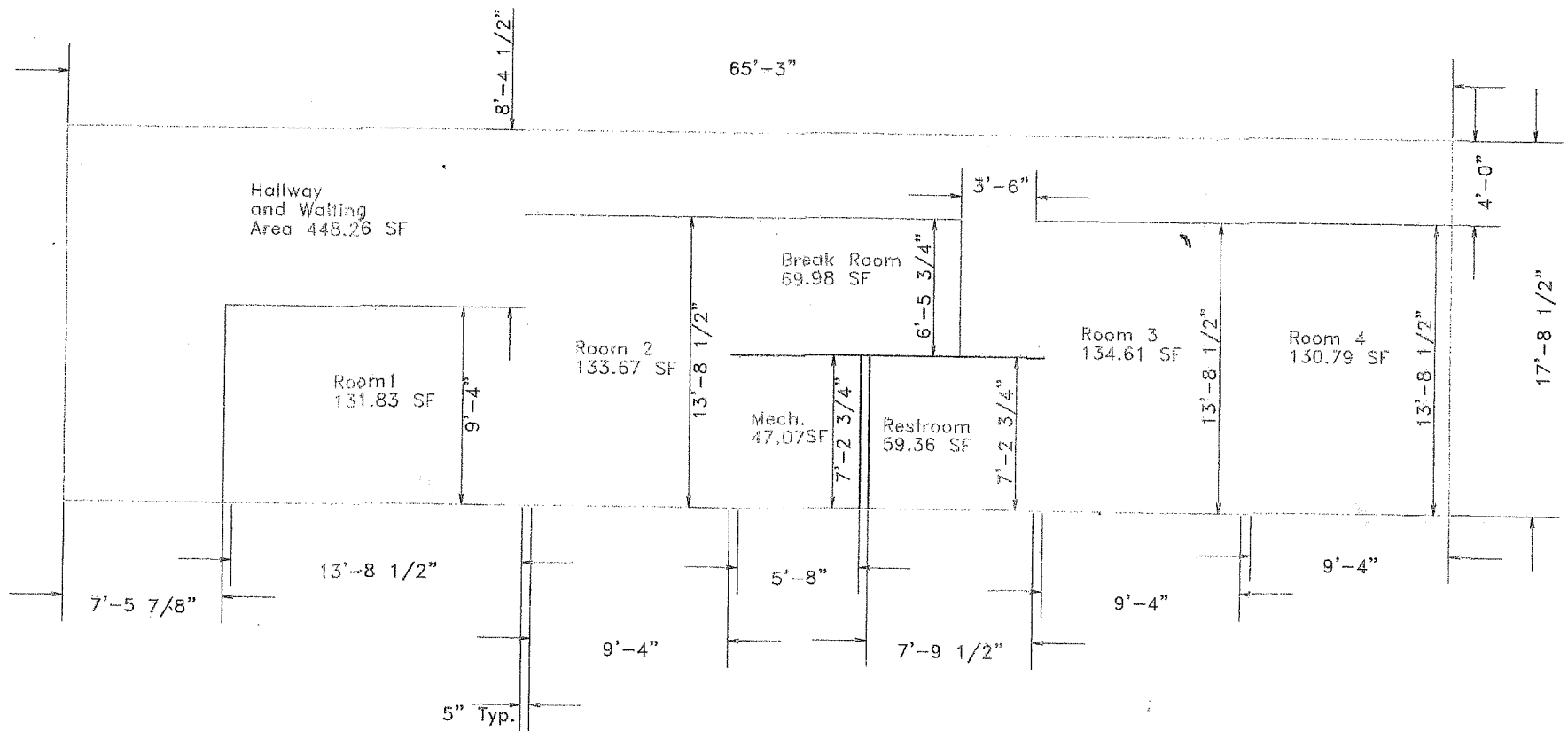
This application is filed for the purposes of seeking a Special Use Permit to allow the operation of a Massage Establishment and Tattoo Parlor; pursuant to Article 2, Land Use and Article 9-200 Administration. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday January 16, 2019, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson

Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald
on December 27, 2018)
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PLN-2018-00171

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DEC 18 2018

BY: