



#2019-20 Lashout – Special Use Permit Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	March 20, 2019
<u>Request:</u>	Special Use Permit to allow a massage establishment and tattoo parlor.
<u>Location:</u>	580 E. Terra Cotta Avenue, Suite B
<u>Existing Zoning:</u>	B-2 PUD General Commercial
<u>Surrounding Properties:</u>	North: M Manufacturing South: B-2 PUD General Commercial East: M-L Manufacturing Limited 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 would be six client rooms available for massage, spa, and permanent makeup (tattooing) services. Although this is permanent makeup, the equipment used and the regulations are similar to those for a tattoo parlor, which is why the City is also processing this as an SUP for tattoo parlor.
- **UDO Requirements:** Massage Establishments and Tattoo Parlors are required to obtain a special use permit and comply with specific criteria.
- The petitioner has made applications 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 of 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:

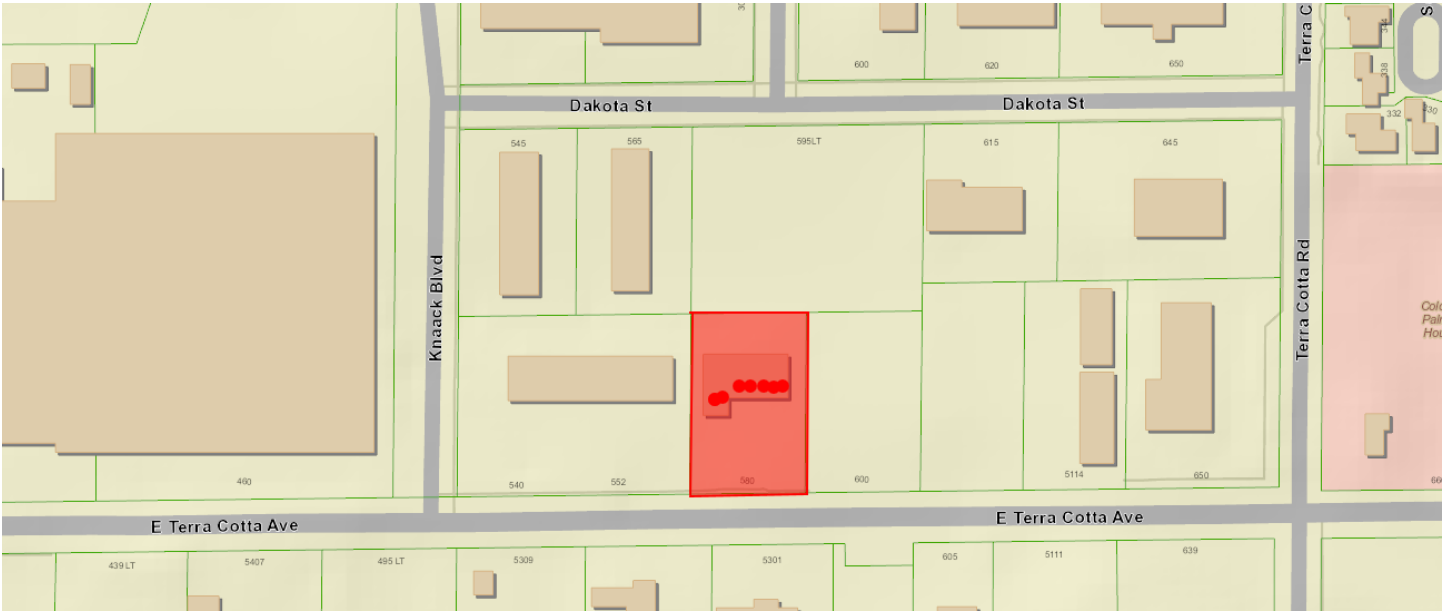
1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Kastning, received 02/13/19)
 - B. Floor Plan (Alex Chicco Architect, dated 01/30/19, received 02/13/19)

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-2019-00020 LASHOUT & PERMANENT MAKEUP – 580 E TERRA COTTA AVE SUITE B



City of Crystal Lake Development Application

Office Use Only
File # PLN-2019-00020

Project Title: Lash Out + Permanent Makeup

RECEIVED
FEB 13 2019
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 Kastning
Address: 1735 Red Coach Ln
Algonquin, IL 60102
Phone: 815-404-0290
Fax: -
E-mail: Lashoutmu@gmail.com

Owner Information (if different)

Name: Donald Greeno
Express Employment Professionals
Address: 580 E. Terra Cotta Ave
Unit C
Crystal Lake, IL 60014
Phone: 815-788-8556
Fax: 815-788-8603
E-mail: tom.greeno@expresspros.com
~~them~~

Property Information

Project Description: Build brooms to be used as a spa offering
facials, waxing, lash extensions, massage + permanent cosmetics.

Project Address/Location: 580 E Terra Cotta Ave Suite B
Crystal Lake, IL 60014

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: Alex Chicco 708-203-3979

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: General Contractor: James McEvey Contracting 630-999-1686
jmcEvey67@gmail.com

Signatures

Christina Kashning Christina Kashning 1/29/19
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.

Ronald J. Gu... 1/29/19
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 Jeremiah 29:11 LLC, for a Special Use Permit to operate a Massage Establishment and Tattoo Parlor relating to the following described real estate commonly known as

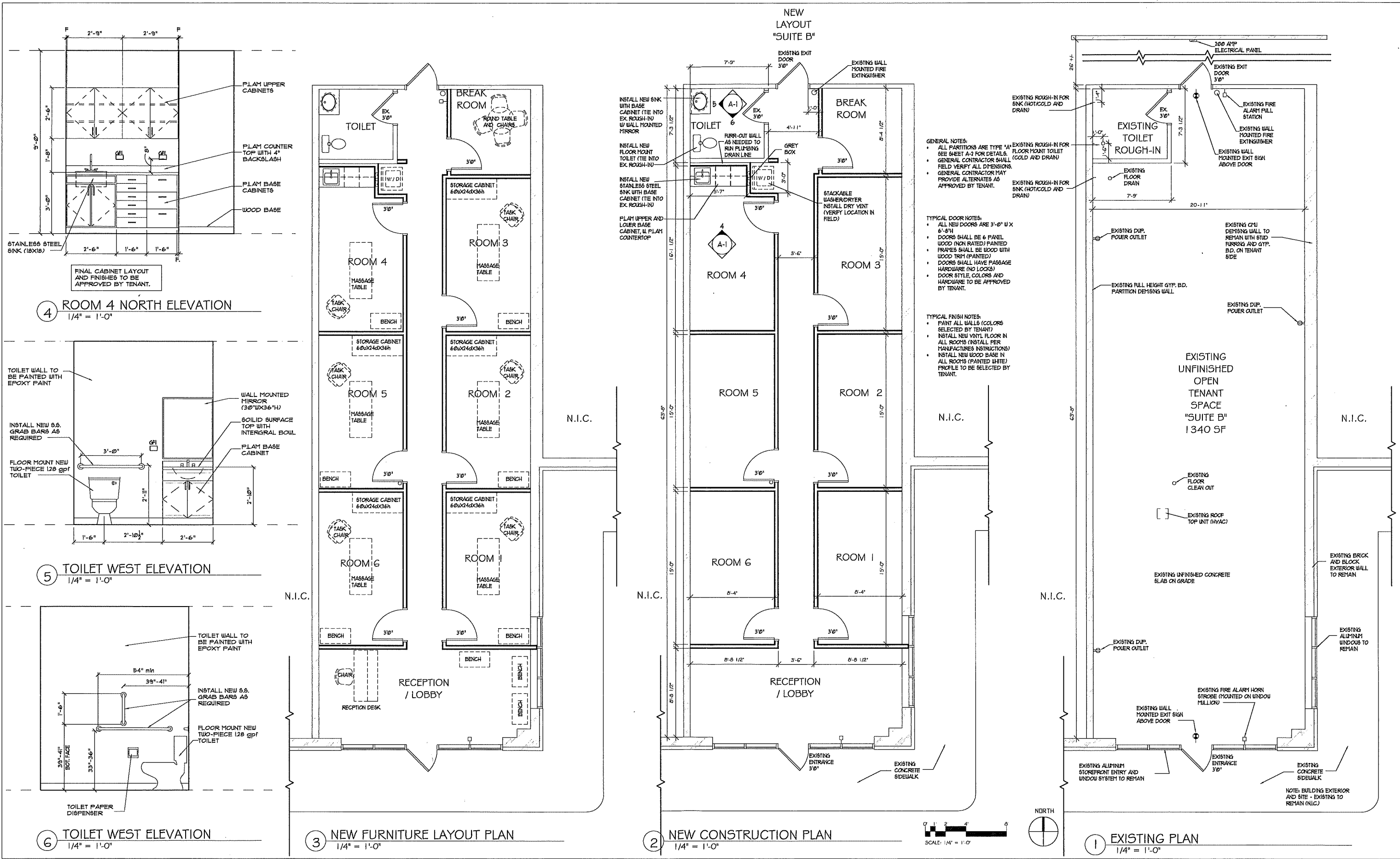
580 E. Terra Cotta Avenue,
Suite B,
Crystal Lake, Illinois 60014,
PIN: 14-33-277-008.

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 March 6, 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
February 20, 2019) 1633460



GENERAL NOTES:

- ALL PARTITIONS ARE TYPE "A" EXISTING ROUGH-IN FOR FLOOR MOUNT TOILET (COLD AND DRAIN)
- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
- GENERAL CONTRACTOR MAY PROVIDE ALTERNATES AS APPROVED BY TENANT.

TYPICAL DOOR NOTES:

- ALL NEW DOORS ARE 3'-0" W X 6'-8" H
- DOORS SHALL BE 6 PANEL WOOD (NON RATED) PAINTED
- FRAMES SHALL BE WOOD WITH WOOD TRIM (PAINTED)
- DOORS SHALL HAVE PASSAGE HARDWARE (NO LOCKS)
- DOOR STYLE, COLORS AND HARDWARE TO BE APPROVED BY TENANT.

TYPICAL FINISH NOTES:

- PAINT ALL WALLS (COLORS SELECTED BY TENANT)
- INSTALL NEW VNTL FLOOR IN ALL ROOMS (INSTALL PER MANUFACTURER'S INSTRUCTIONS)
- INSTALL NEW WOOD BASE IN ALL ROOMS (PAINTED WHITE) PROFILE TO BE SELECTED BY TENANT.

NO.	DATE	REVISION

ALEX A. CHICCO ARCHITECT
 PHONE: 708-203-3979 PLANS BY C. Chomley

I HEREBY CERTIFY UNDER OATH THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM FAMILIAR WITH THE CODES AND ORDINANCES OF McHENRY COUNTY, AND TO THE BEST OF MY KNOWLEDGE THESE PLANS COMPLY WITH THE BUILDING ORDINANCE, ZONING ORDINANCE AND OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF CRYSTAL LAKE, ILLINOIS

ISSUED FOR BID AND PERMIT: 02-05-2019
RECEIVED
FEB 13 2019
 PLN-2019-00020

FLOOR PLANS AND DETAILS
 COMMERCIAL INTERIOR ALTERATION
 FOR THE:
LASH OUT & PERMANANT MAKEUP
 580 E. TERRA COTTA AVE, SUITE B, CRYSTAL LAKE, IL, 60014

PROJECT NO. 1905
 DATE 01/30/19
 © 2019

A-1

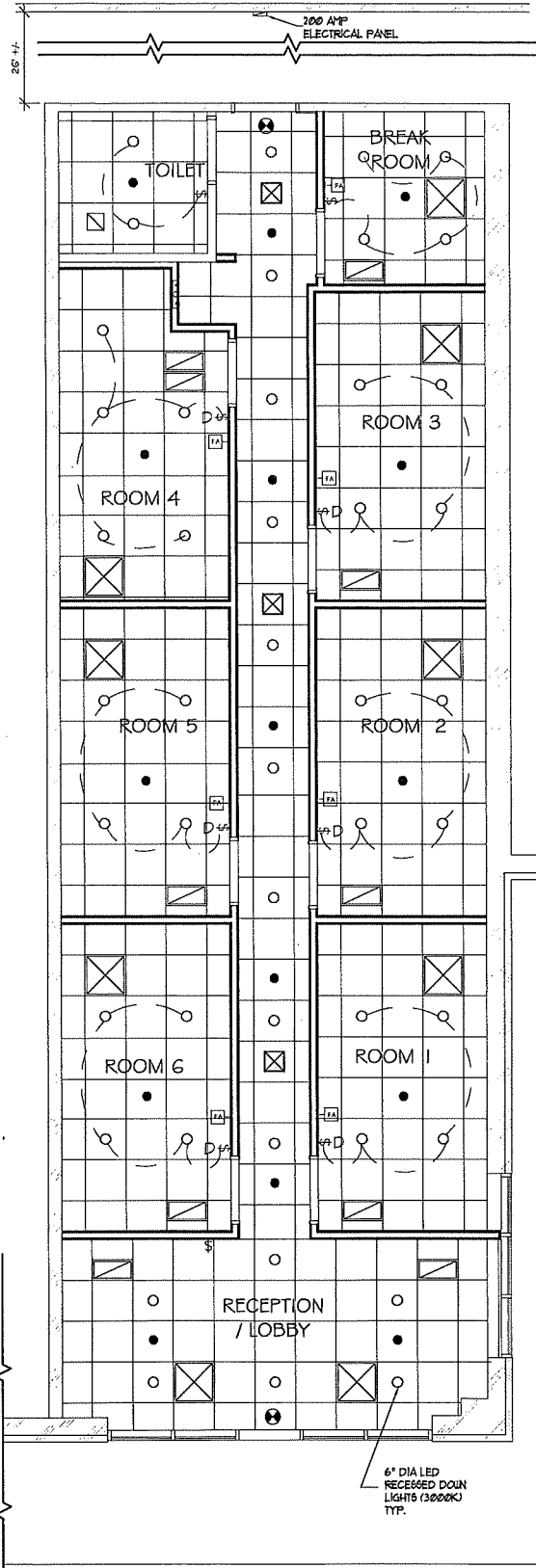
REFLECTED CEILING LEGEND

	2x2 ACOUSTICAL CEILING TILE AND GRID G.C. TO PROVIDE ALTERNATE PRICING FOR 2x4 GRID AND TILE
	6" LED RECESSED CAN LIGHT
	SPRINKLER HEAD
	SUPPLY AIR DIFFUSER
	EXHAUST AIR DIFFUSER
	RETURN AIR DIFFUSER
	CEILING MOUNTED EXIT SIGN (SHADING INDICATES FACE)
	FIRE ALARM HORN / STROBE

UNLESS OTHERWISE NOTED ALL CEILING HEIGHTS SHALL BE 9'-0" AFF.

REFLECTED CEILING NOTES

- ALL MATERIALS, METHODS OF INSTALLATION AND FINISHING OF THE CEILING SYSTEM SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR THE EXPECTED USE.
- NEW ACOUSTICAL CEILING SHALL BE "ARMSTRONG OPTIMA" MINERAL FIBER WITH "ARMSTRONG PRELUDE" 5" EXPOSED TEE SYSTEM OR APPROVED EQUAL.
- UPON COMPLETION OF THE SUSPENDED CEILING GRID INSTALLATION, ALL JOINTS SHALL BE STRAIGHT, TRUE TO LINE WITH EXPOSED SURFACE, FLUSH AND LEVEL.
- CONTRACTOR SHALL INSTALL DIRECTIONAL ACOUSTICAL CEILING TILES SO THE GRAIN LINES ARE ALL RUNNING IN THE SAME DIRECTION ON ANY CONTINUOUS CEILING SYSTEM.
- THE CEILING INSTALLER SHALL MIX TILE IN A UNIFORM MANNER TO ELIMINATE BANDING OR BATCHING.
- ALL LIGHTING FIXTURES SHALL BE 6" LED RECESSED CANS UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE INDICATED, EXIT SIGNS SHALL BE LOCATED AS FOLLOWS: 1'-0" CLEAR FROM AND CENTERED ON THE DOOR TO WHICH EGRESS IS INDICATED OR AS DIMENSIONED ON THE DRAWINGS.
- PROVIDE EMERGENCY LIGHTING BATTERY PACKS OR EMERGENCY CIRCUITS AS REQUIRED BY CODE. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL QUANTITY AND LOCATION OF EMERGENCY LIGHT FIXTURES WITH MUNICIPAL AGENCY HAVING JURISDICTION.
- ALL SPRINKLER HEADS, SPEAKERS, FIRE ALARMS, ETC. ARE TO BE CENTERED IN MODULE OF THE TILE INDICATED, WHERE POSSIBLE AND ALIGNED WITH THE REMAINING ELEMENT IN CORRIDOR.
- CEILING DIFFUSERS, LIGHT FIXTURES OR OTHER ELEMENTS ON OR ABOVE THE CEILING CANNOT BE LOCATED AS SHOWN ON THE DRAWINGS, SUCH INTERFERENCE SHALL BE REPORTED TO TENANT PRIOR TO INSTALLATION SO THAT THEY MAY BE RELOCATED. ALL MODIFICATIONS TO THE CEILING LAYOUT ARE SUBJECT TO THE APPROVAL OF TENANT.
- DIMMERS AND SWITCHES ARE TO BE MOUNTED AT 48" AFF. AND ARE TO BE GANGED SEPARATELY IN LARGEST MULTI-GANG BOXES WITH COMMON FACES POSSIBLE. STACKING OF LARGE BOXES (5 SWITCHES ON 5 SWITCHES) IS POSSIBLE.



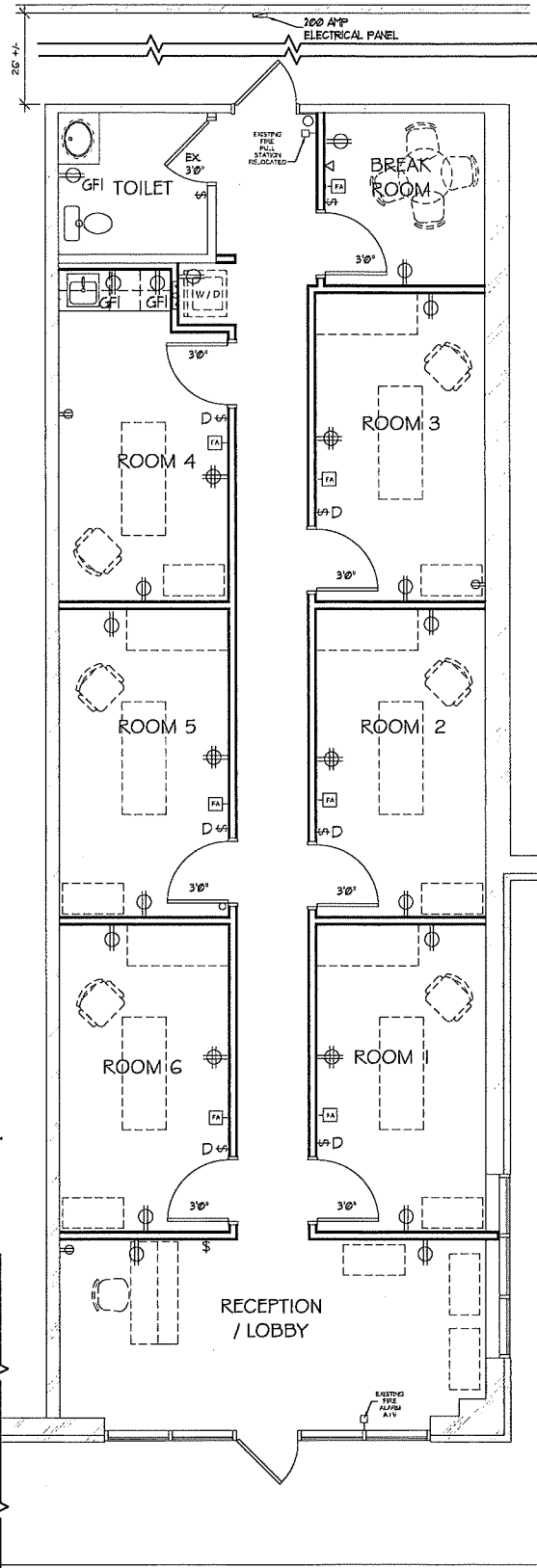
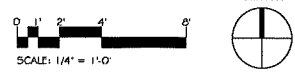
2 REFLECTED CEILING PLAN
1/4" = 1'-0"

ELECTRICAL SYMBOLS

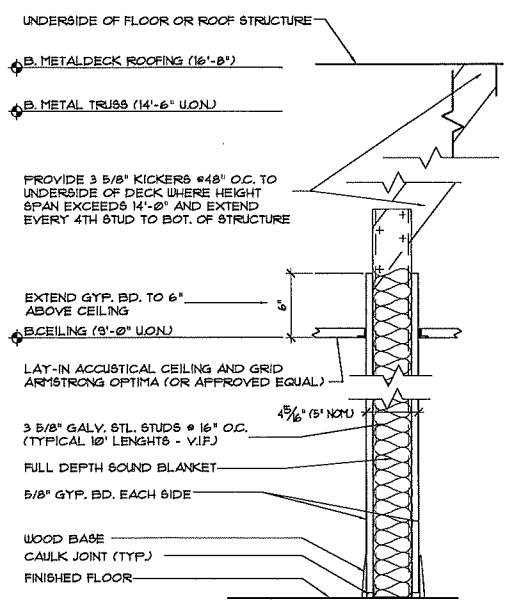
	DUPLEX RECEPTACLE
	QUAD RECEPTACLE
	GROUND FAULT INTERCEPT - DUPLEX RECEPTACLE
	SWITCH
	3-WAY SWITCH
	DIMMER SWITCH
	TELEPHONE / DATA OUTLET

ELECTRICAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES AND ALL REQUIREMENTS OF THE COMMONWEALTH EDISON COMPANY.
- ALL INTERIOR RECEPTACLES TO BE 3 PRONG GROUNDED TYPE.



1 ELECTRICAL LAYOUT
1/4" = 1'-0"



NOTE: ALL NEW WALLS ARE TYPE "A" NON-RATED - U.O.N.

A WALL PARTITION
1/2" = 1'-0"

NO.	DATE	REVISION

ALEX A. CHICCO ARCHITECT
PHONE: 708-203-3979 PLANS BY C. Chorny

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ISSUED FOR BID AND PERMIT 02-05-2019

NEW ELECTRICAL LAYOUT, CEILING PLAN AND DETAILS
COMMERCIAL INTERIOR ALTERATION
FOR THE:
LASH OUT & PERMANENT MAKEUP
580 E. TERRA COTTA AVE, SUITE B, CRYSTAL LAKE, IL. 60014

PROJECT NO. 1905
DATE 01/30/19
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