



#2019-159
EBK Studio – Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date: November 6, 2019

Request: Special Use Permit to allow a tattoo parlor for permanent makeup.

Location: 382 W. Virginia St

Existing Zoning: B-2 PUD General Commercial

Surrounding Properties: North: R-3A Two-Family Residential
South: B-2 PUD General Commercial
East: B-2 PUD General Commercial
West: B-2 PUD General Commercial

Staff Contact: Katie Cowlin (815.356.3798)

Background:

- **Existing Use:** The subject property is a multi-tenant commercial building. Other tenants include a physic, seamstress, insurance office and a real estate company office.
- **UDO Requirements:** Tattoo Parlors are required to obtain a special use permit and comply with specific criteria.
- The proposed use is cosmetic microblading, which is a specialized form of tattooing.

Development Analysis:

General

- **Request:** The petitioner is requesting a special use permit for a 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 a tattoo parlor as a Special Use.
- **Parking:** The UDO minimum parking space requirement for tattoo parlors is 4.5 per 1,000 GFA. Properties within the Virginia Street Corridor are allowed to provide 70% of the required parking due to the availability of on-street parking. The space is 120 square feet and would require four spaces. The existing tenants require a total of 13 parking spaces. There are 25 on-site parking spaces, therefore there is adequate on-site parking available.

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 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*

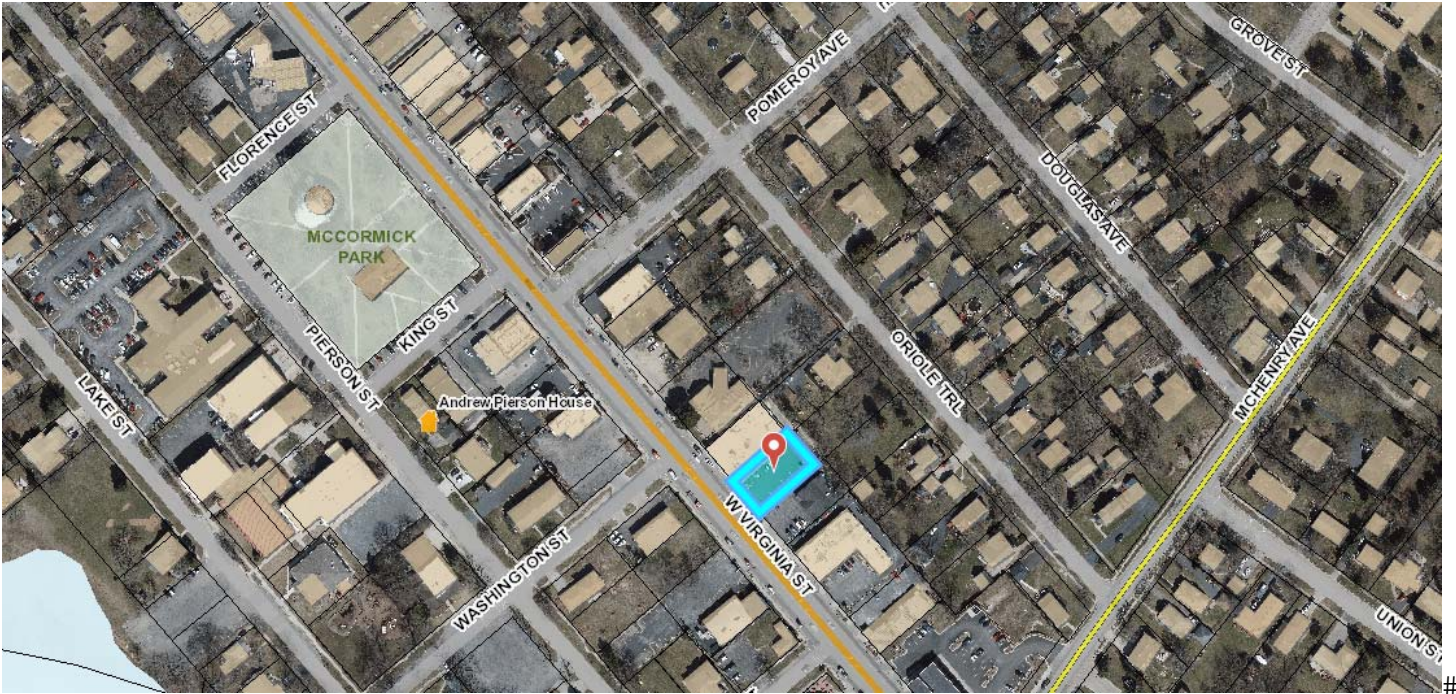
Recommended Conditions:

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 (Elizabeth Klecka, received 10/17/19)
 - B. Floor Plan (Elizabeth Klecka, received 10/17/19)
2. A license for a tattoo parlor is required. The petitioner must comply with the Tattoo Applicant License requirements.
3. The petitioner shall address all of the review comments and requirements of the Community Development Department.

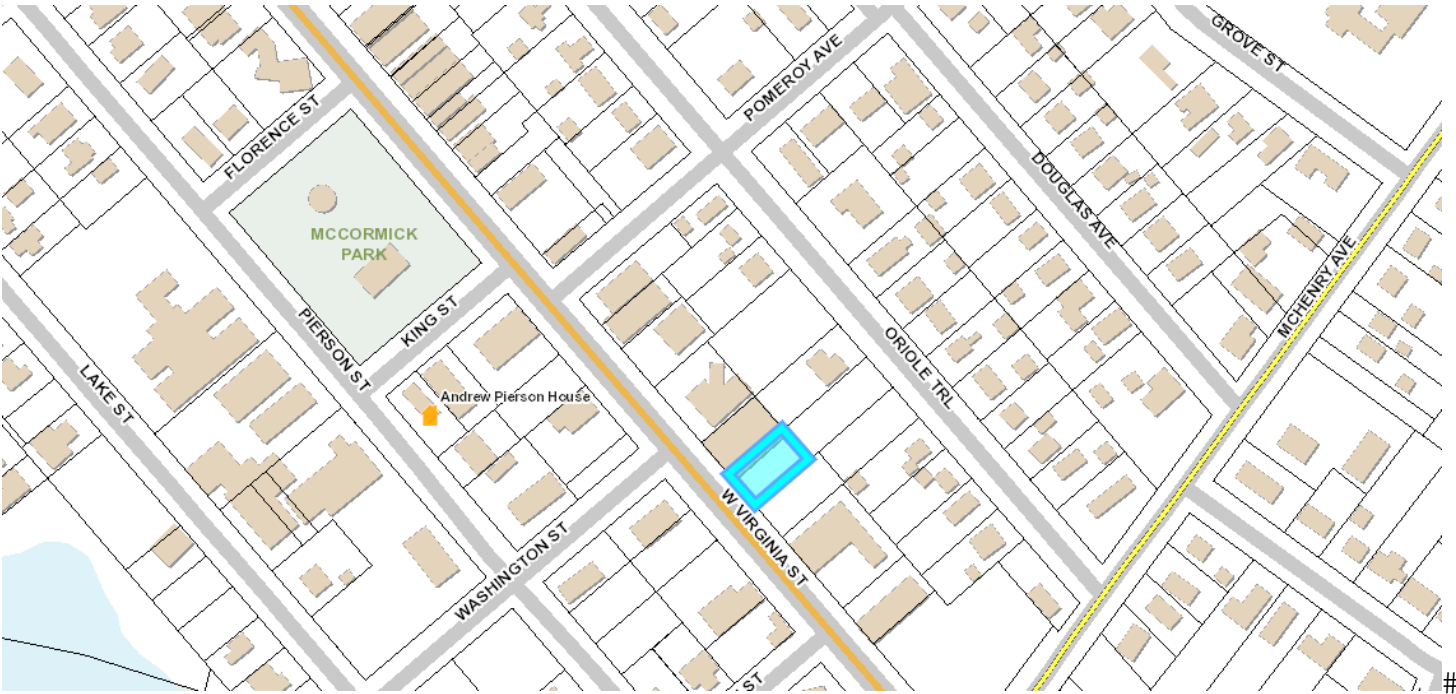
PLN-2019-00159 EBK Studio – 382 W Virginia St Unit A – Special Use Permit

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**City of Crystal Lake
Development Application**

Office Use Only

File # _____

Project Title: _____

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OCT 17 2019

BY: PLN-2019-

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Action Requested

Annexation

Preliminary PUD

Comprehensive Plan Amendment

Preliminary Plat of Subdivision

Conceptual PUD Review

Rezoning

Final PUD

Special Use Permit

Final PUD Amendment

Variation

Final Plat of Subdivision

Other

Petitioner Information

EBK Studio, LLC

Name: c/o Elizabeth Klecka

Owner Information (if different)

Marilyn Little d/b/a

Name: Legends Realty, Inc.

Address: 354 W. Crystal Lake Avenue

Address: 382 Virginia Street

Crystal Lake, Illinois 60014

Crystal Lake, Illinois 60014

Phone: (847) 271-9610

Phone: (847) 609-3372

Fax: ---

Fax: _____

E-mail: beth@thekleckas.com

E-mail: _____

Property Information

Project Description: The Petitioner requests issuance of a Special Use Permit to allow a tattoo establishment for cosmetic microblading at an office located at 382 W. Virginia Street, Suite A,

Crystal Lake, Illinois. Microblading is a specialized form of tattooing that is for cosmetic purposes (i.e., eyebrows).

Project Address/Location: 382 W. Virginia Street, Suite A, Crystal Lake, Illinois 60014

PIN Number(s): _____

19-05-302-009 - Parking lot
19-05-302-013 - Building

Development Team

Please include address, phone, fax and e-mail

Developer: N/A

Architect: N/A

Attorney: Mark S. Saladin, Zanck, Coen, Wright & Saladin, P.C., 40 Brink St., Crystal Lake, IL 60014
(815) 459-8800; msaladin@zcvlaw.com

Engineer: N/A

Landscape Architect: N/A

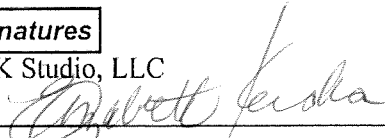
Planner: N/A

Surveyor: N/A

Other: _____

Signatures

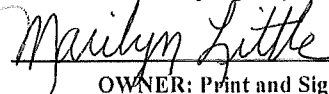
EBK Studio, LLC

By:  10/14/19

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.

 Marilyn Little 10/12/19
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 EBK Studio LLC
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 Elizabeth Klecka, representing EBK Studio LLC, for a Special Use Permit relating to the following described real estate commonly known as 382 Virginia Street, Crystal Lake, Illinois 60014, PINS: 19-05-302-009 & 19-05-154-013.

This application is filed for the purposes of seeking a Special Use Permit to allow the operation of a Tattoo Parlor for a cosmetic microblading studio; 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.

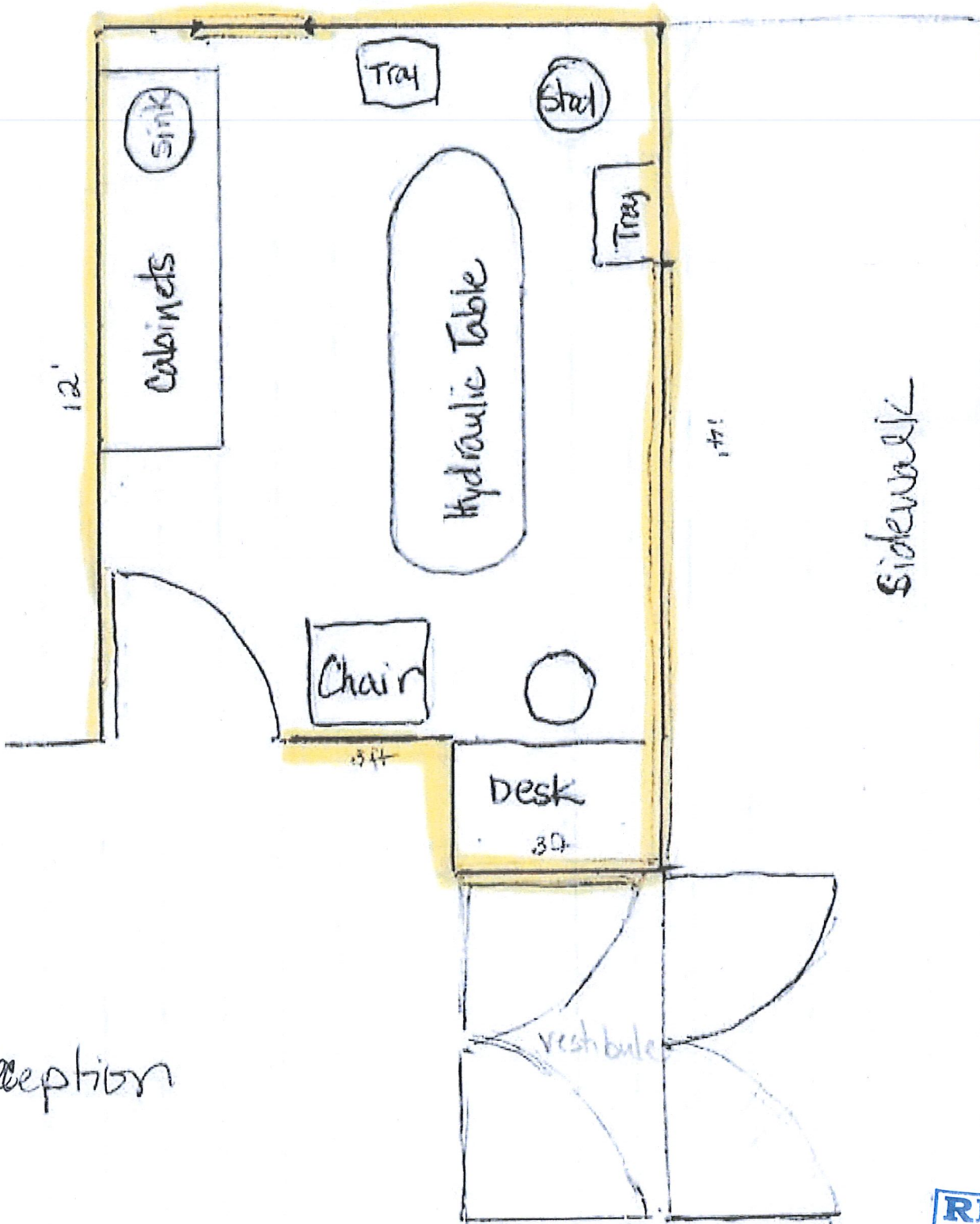
A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday, November 6, 2019, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning
Commission City of
Crystal Lake

(Published in the Northwest
Herald on October 18,
2019) 1714598

121 sq. ft.

9 1/2'



Reception

382 W. Virginia St.

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