



#2021-42
UDO Text Amendment – Tattoo in B-4
Project Review for Planning and Zoning Commission

Meeting Date: April 21, 2021

Request: Amend the Unified Development Ordinance Article 2 Land Use Table to allow Tattoo Parlors and Permanent Makeup as a Limited Use in the B-4 Mixed-Use Zoning District.

Staff Contact: Elizabeth Maxwell, 815-356-3605

Background:

- Tattoo Parlors and Permanent Makeup is a Limited Use in the B-2 General Commercial zoning district.
- There is a current tattoo parlor in the downtown as it has been there prior to the current UDO land use table and restrictions.
- Amending the UDO would allow Tattoo Parlors and Permanent Makeup uses in any property zoned B-4 as a Limited Use.
- Limited Uses are approved by staff, if the stipulated criteria are satisfied.

Recommendation:

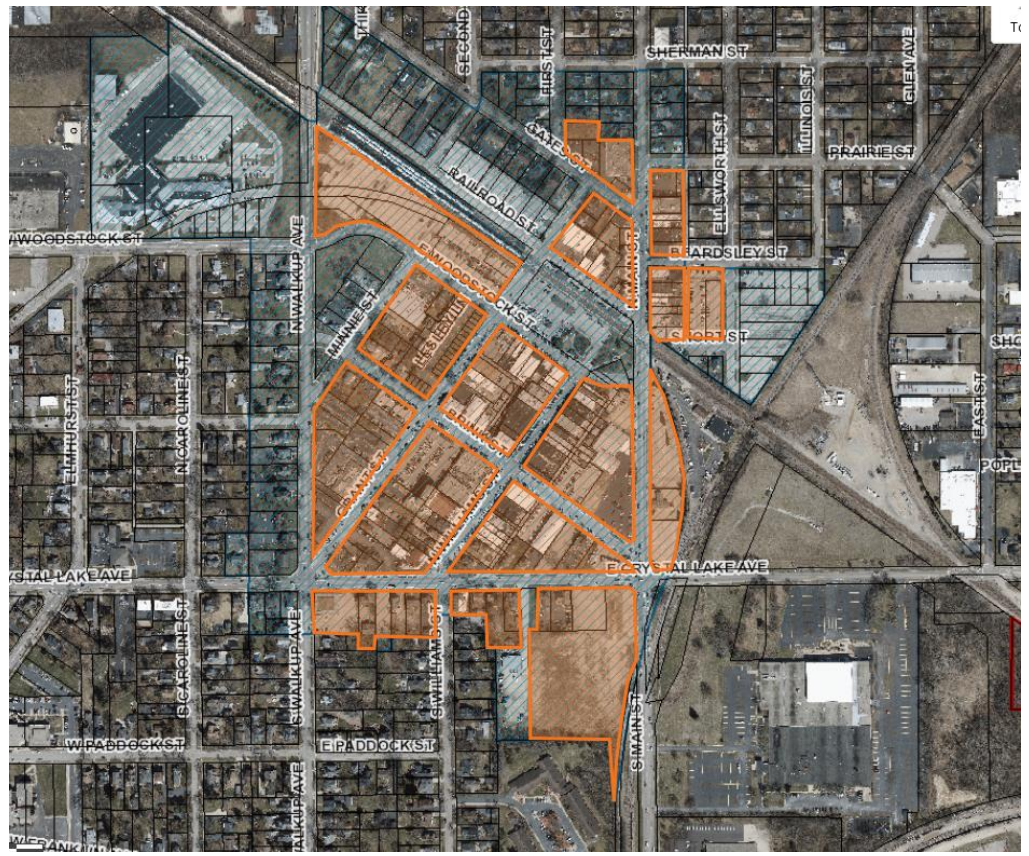
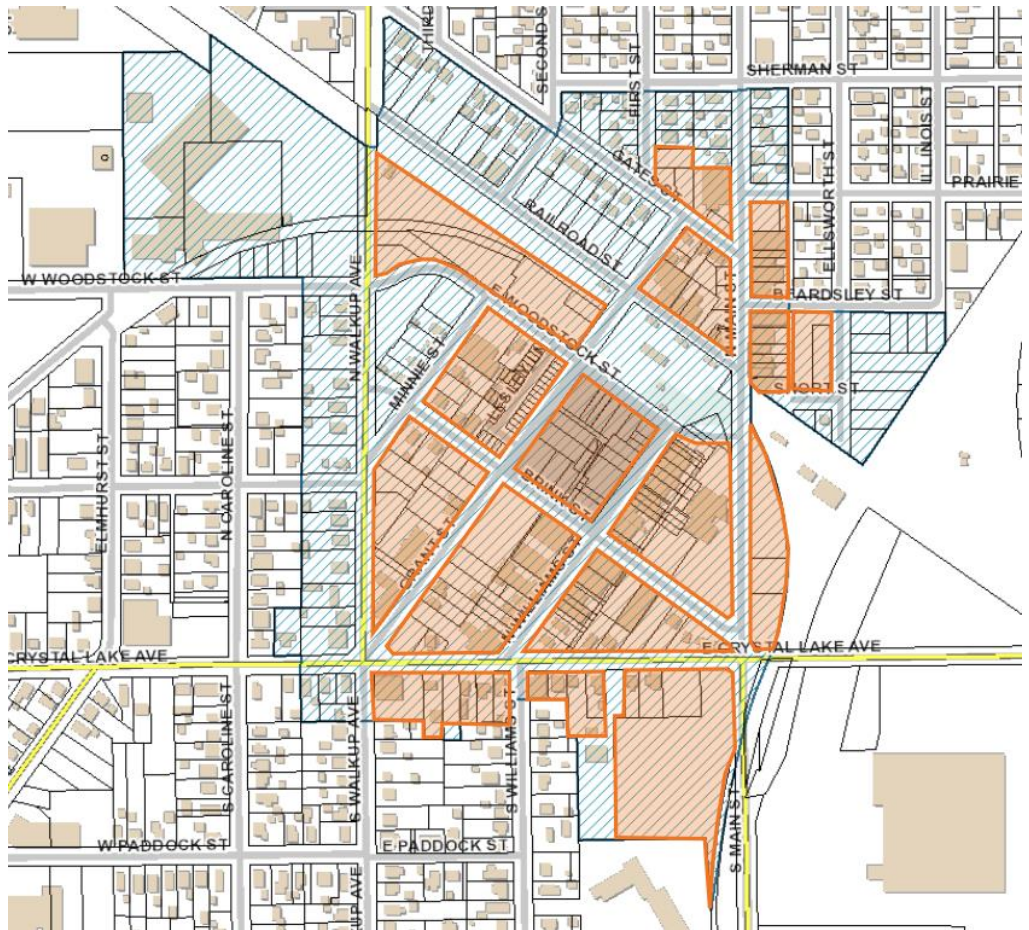
Adopt the revised language to Article 2 Table 2-300 Permitted Uses Table

Personal Laundry Svcs.		F	E	RE	R-1	R-2	R-3A	R-3B	R-O	O	B-1	B-2	B-4	M-L	M	Use Criteria
	Tattoo Parlor Permanent Makeup												L	L		

Motion:

Amend the Unified Development Ordinance Article 2 Land Use Table to allow Tattoo Parlors and Permanent Makeup as a Limited Use in the B-4 Mixed-Use Zoning District.

PIQ Map
All Downtown B-4 zoned properties





**City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form**

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: Thelma Flagg

Address: 24 E Crystal Lake Avenue

Crystal Lake, IL 60014

Phone: 312-259-0940

E-mail: v.heady@icloud.com

Project Name & Description: 2 N Williams Street-Tattoo Parlor

Requesting a limited use for a tattoo parlor and body piercing tenant
to occupy 991 SF. The property is located in a B-4 Mixed Use Business
District.

Project Address/Location: 2 N Williams St, Crystal Lake IL 60014

Signature

Thelma Flagg

THELMA FLAGG

Owner: Print and Sign name

3/29/2021

Date

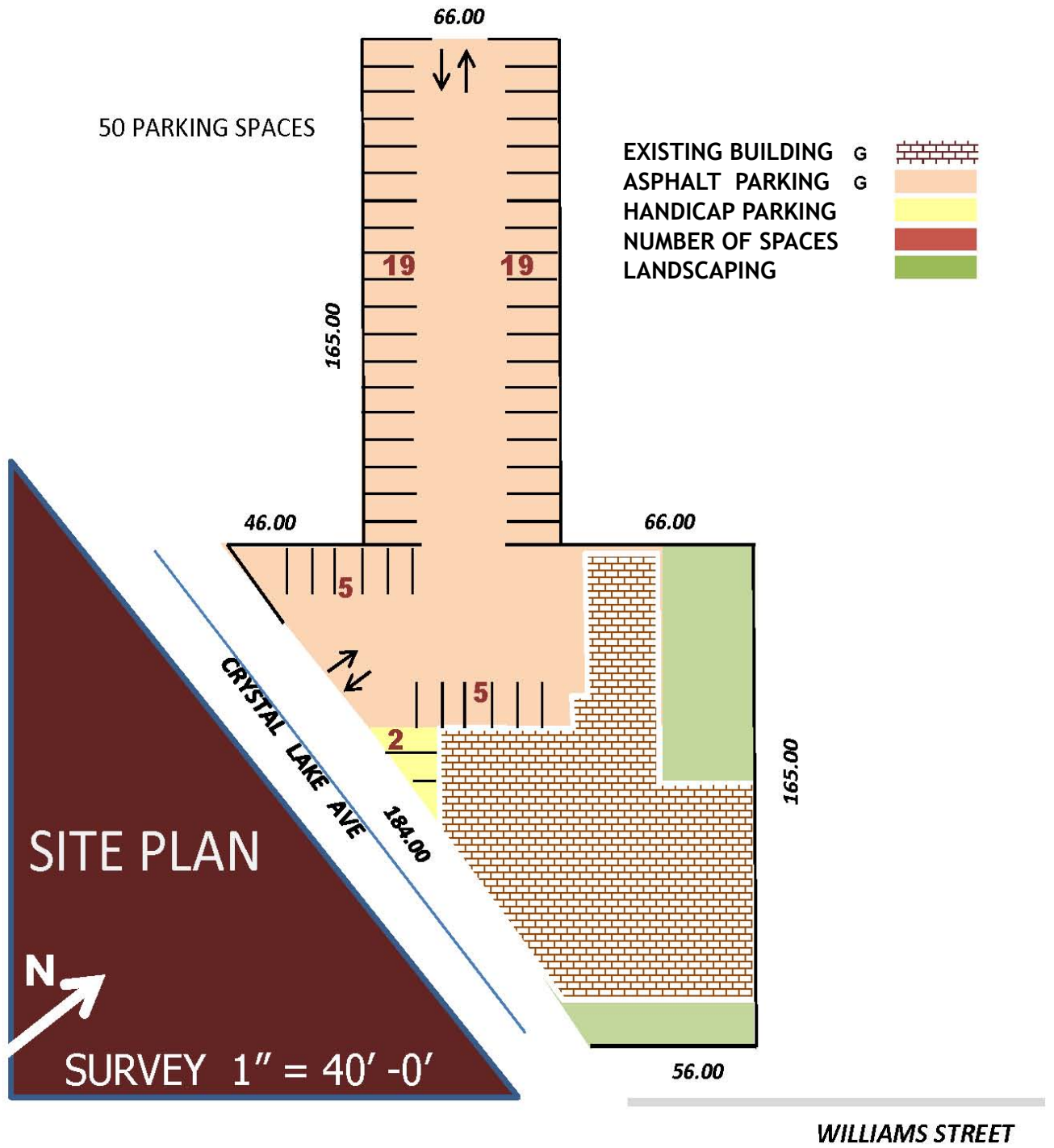
NOTE: If the property is held in a trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE PETITION OF Thelma Flagg LEGAL NOTICE Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission for the purposes of seeking UDO Text Amendments to make changes to Article 2 Table 2-300 Permitted Uses as follows: Amendment to the permitted uses table to allow Tattoo Parlors and Permanent Makeup as a Limited Use in the B-4 Zoning District. A public hearing before the Planning and Zoning Commission on this request will be held at 7:00 p.m. on Wednesday, April 21, 2021, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present. Jeff Greenman, Chairperson Planning and Zoning Commission City of Crystal Lake (Published in Northwest Herald April 3, 2021)1874075

2 N Williams Street

CRYSTAL LAKE IL 60014

GRANT STREET



68.00

CRYSTAL LAKE IL

GRANT ST.

All Measurements are Approximate

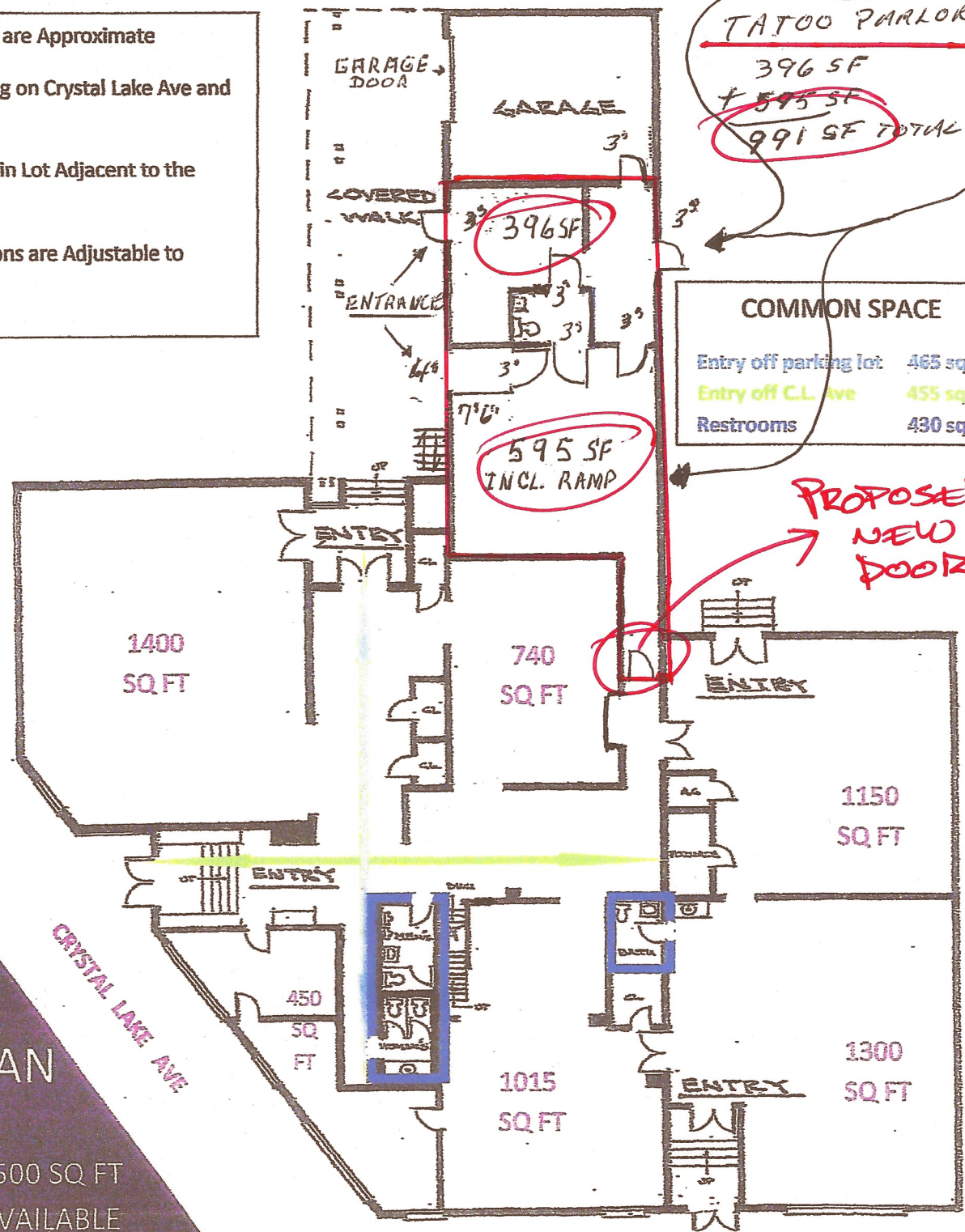
Easy Access Parking on Crystal Lake Ave and Williams St

50 Parking Spaces in Lot Adjacent to the Building

Space Configurations are Adjustable to Specific Needs

TATTOO PARLOR
 396 SF
 + 595 SF
 991 SF TOTAL

Entry off parking lot	465 sq ft
Entry off C.L. Ave	455 sq ft
Restrooms	430 sq ft



EXISTING FLR PLAN

CRYSTAL LAKE AVE

N

8500 SQ FT AVAILABLE

SURVEY 1" = 40' -0"

WILLIAMS ST.