



**#2014-21**  
**Dark Heart Tattoo**  
**Project Review for Planning and Zoning Commission**

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**Meeting Date:** May 21, 2014

**Request:** Special Use Permit to allow a tattoo parlor.

**Location:** 448 W. Terra Cotta Ave.

**Acreage:** Approximately 1,400 SF tenant suite

**Zoning:** B-2 PUD General Commercial PUD

**Surrounding Properties:** North: "W" Watershed  
South: "R-1" Single-Family (St. Thomas Apostle Church)  
East: "B-2" General Commercial  
West: "B-2 PUD" General Commercial PUD

**Staff Contact:** Latika Bhide (815.356.3615)

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**Background:**

- The proposed tattoo parlor will be located at 448 W. Terra Cotta Ave.
- This suite was previously occupied by McHenry County Living Magazine.
- The other tenant at this location is Audibel - which provides hearing related services.
- Dark Heart Tattoo will occupy approximately 1,400 square feet. No exterior changes are being proposed. A tattoo parlor requires a Special Use Permit.

**Zoning Analysis:**

- The site is currently zoned B-2 PUD General Commercial. The Unified Development Ordinance lists a tattoo parlor as a Special Use in the B-2 zoning district. Based on their unique characteristics, Special Uses require special consideration of their impacts on surrounding properties and the orderly development of the community.
- There are a total of 15 parking spaces on-site. A tattoo parlor requires either 1 parking space per 300 gross square feet or 2 parking spaces per tattoo /piercing artist station. The petitioner has indicated that there will be a maximum of 2 tattoo artists. This use will therefore be required to have 4 to 5 parking spaces. It appears that there is adequate parking for this use.

Article 2 Section 2-400 B of the Unified Development Ordinance establishes general standards for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

*Meets*

*Does not meet*

- 2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.  
 *Meets*                       *Does not meet*
  
- 3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.  
 *Meets*                       *Does not meet*
  
- 4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.  
 *Meets*                       *Does not meet*
  
- 5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.  
 *Meets*                       *Does not meet*
  
- 6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.  
 *Meets*                       *Does not meet*
  
- 7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.  
 *Meets*                       *Does not meet*
  
- 8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.  
 *Meets*                       *Does not meet*
  
- 9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.  
 *Meets*                       *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

*Meets*

*Does not meet*

**Comprehensive Land Use Plan 2020 Vision Summary Review:**

The Comprehensive Land Use Plan designates the property in question as Commerce, which represents existing commercial areas and indicates areas for future commercial uses. Within the Commerce/Office/Industry Land Use section of the Comprehensive Plan, the following goal and objectives are applicable to this request:

**Goal: Facilitate a dynamic and sustainable base of commercial, office and industrial uses that provide jobs, goods and services to people in the city and throughout the surrounding region, as well as a solid tax base to the city.**

**Objective #2:** Encourage business development that maximizes links to related businesses, infrastructure and customers.

- Encourage the reuse and redevelopment of existing buildings and facilities instead of growth into undeveloped land.

**Recommended Conditions:**

If a motion to recommend approval of the Special Use Permit is made, the following conditions are recommended:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
  - A. Application (Darkwater Tattoos II LLC, received 9/14/09).
  - B. Floor Plan (Mark Elmore Associates Architects, received 2/24/10)
2. This Special Use Permit is granted specifically for Dark Art Tattoo Inc., in Suite F, 540 Terra Cotta Ave. Any increase in the intensity of the use will require an amendment of this SUP.
3. If the use is not established, this Special Use Permit shall terminate one year from the date of approval.
4. The petitioner shall address all of the review comments of the Community Development, Fire Prevention Bureau, Police, and Public Works Departments.

2014 21

# City of Crystal Lake Development Application

Office Use Only  
File # \_\_\_\_\_

Project Title: \_\_\_\_\_

RECEIVED  
APR 24 2014

### 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: JOSEPH BEATTY  
 Address: 4611 TERRA COTTA RD.  
CRYSTAL LAKE  
 Phone: (815) 701 2543  
 Fax: \_\_\_\_\_  
 E-mail: DARKHEARTTATTOOSTUDIO  
@GMAIL

### Owner Information (if different)

Name: GULGREN APPLIANCE  
MIKE GULGREN / GREG DANIELSON  
 Address: 424 W. TERRA COTTA AVE.  
CRYSTAL LAKE IL 60014  
 Phone: 815-459-4380  
 Fax: 815-459-4350  
 E-mail: M.GULGREN@AMERITECH.NET

### Property Information

Project Description: PRIVATE TATTOO STUDIO. NO RENOVATION  
NEEDED EXCEPT ADDING NONPOROUS FLOOR (WOOD),  
AND TWO WASHING (HAND) STATIONS. APPOINTMENT ONLY,  
BUSINESS HOURS TUES-SAT 1-9 SUN 1-6

Project Address/Location: 448 W. TERRA COTTA AVE. CRYSTAL LAKE  
IL.

PIN Number(s): 14-31-276-038

**Development Team**

Please include address, phone, fax and e-mail

Developer: \_\_\_\_\_

Architect: \_\_\_\_\_

Attorney: \_\_\_\_\_

Engineer: \_\_\_\_\_

Landscape Architect: \_\_\_\_\_

Planner: \_\_\_\_\_

Surveyor: \_\_\_\_\_

Other: \_\_\_\_\_

**Signatures**

 JOSEPH BEATTY 4-24-14  
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.

MIKE GULGREN Mike Gulgren 4-24-14  
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 Joseph Beatty

#### **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 of the City of Crystal Lake upon the application by Joseph Beatty for a Special Use Permit relating to the following described real estate commonly known as 448 W. Terra Cotta Avenue, Crystal Lake, Illinois 60014, PIN: 14-31-276-038

This application is filed for the purposes of seeking a Special Use Permit, to allow a tattoo studio pursuant to Article 2, Table 2-300 Permitted Uses Table, and Section 2-400 B General Standards for all special uses of the Unified Development Ordinance; as well as any other variations that may be necessary to allow the plans as presented. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

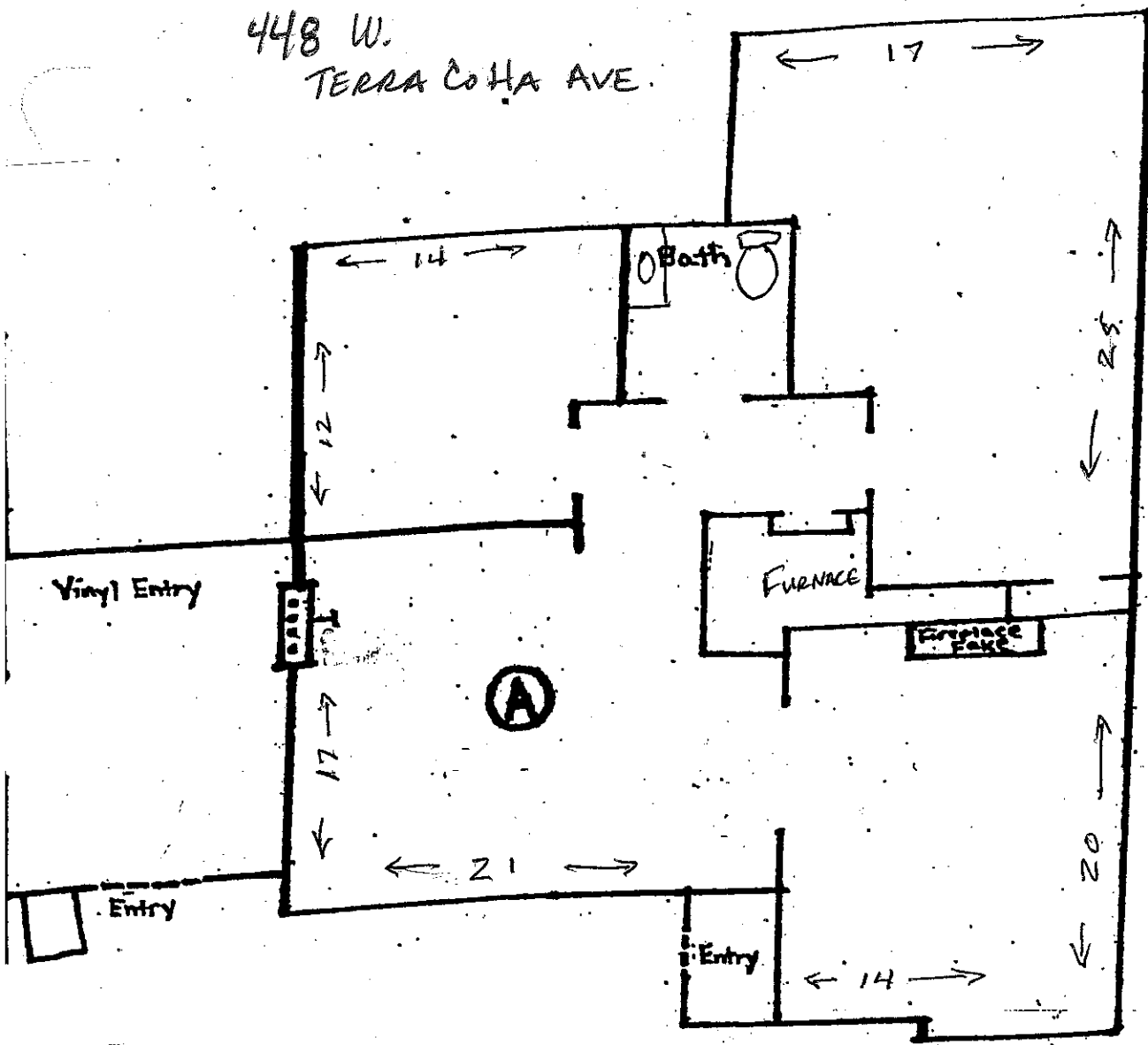
A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday May 21, 2014 at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson

Planning and Zoning Commission  
City of Crystal Lake

(Published in the Northwest Herald  
May 6, 2014 #A 3247)

448 W.  
TERRA COLTA AVE.



APROX : 1400  
sq ft.

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APR 24 2014  
BY:

10-11-15 2015