#2017-03 Monster Ink – Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date: April 19, 2017

Request: Special Use Permit to allow a tattoo parlor.

Location: 1520 Carlemont Drive, Unit D

Existing Zoning: B-2 PUD (General Commercial Planned Unit Development)

Surrounding Properties:
North: B-2 PUD (General Commercial Planned Unit Development)
South: B-2 PUD (General Commercial Planned Unit Development)
East: R-2 PUD (Single-Family Residential Planned Unit Development)
West: B-2 PUD (General Commercial Planned Unit Development)

Staff Contact: Kathryn Cowlin (815.356.3798)

Background:

- Existing Use: The subject property is a commercial shopping and business center. The tenant space has been vacant.
- Background: The petitioner would operate a tattoo and body piercing studio. The proposed tattoo studio would have five tattoo stations.
- UDO Requirements: Tattoo parlors require a Special Use Permit in the B-2 General Commercial zoning district. The UDO establishes standards for all special uses and does not contain specific criteria for tattoo parlors.

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 (General Commercial Planned Unit Development).
- Parking: The UDO requires 4.5 parking spaces per 1,000 square-feet of gross floor area for a tattoo parlor. Unit D is 1,200 square feet; therefore, six parking spaces are required for the proposed tattoo parlor use. There are 217 common parking spaces provided at the

shopping center which appears to be sufficient to accommodate the mix of uses, including the proposed use.

2030 Comprehensive Land Use Plan Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial 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.

This can be accomplished with the following supporting action:

Supporting Action: Promote, retain and attract businesses that provide a diverse tax base.

Findings of Fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit to allow a tattoo parlor in the subject tenant space. 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:

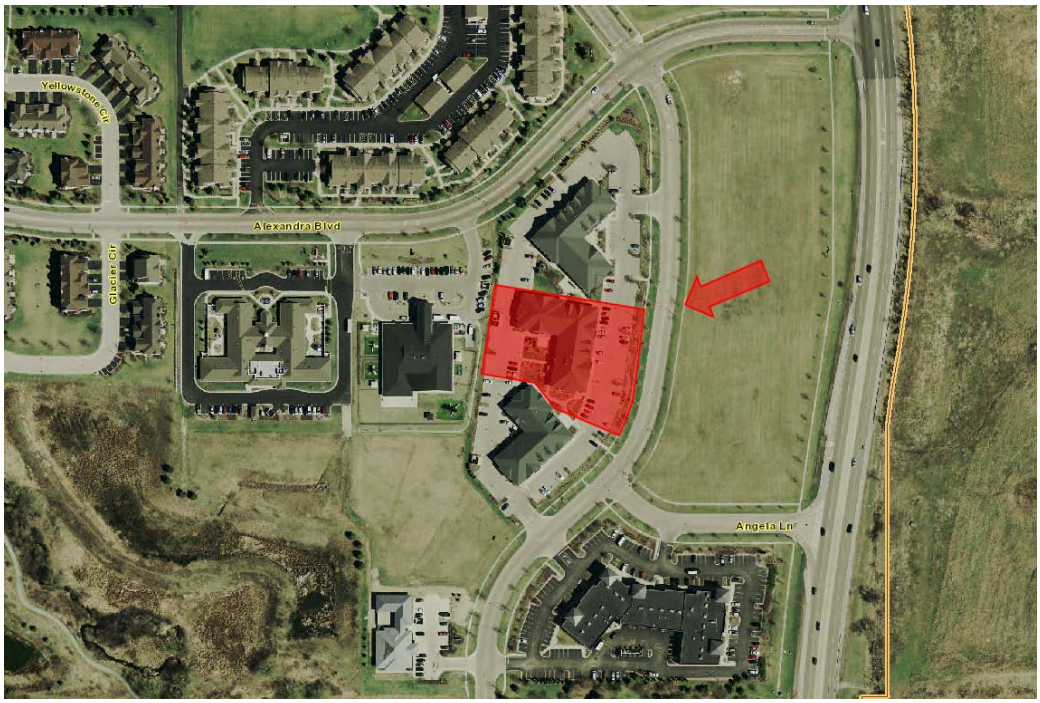
1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Kuhlman, dated 02/22/17, received 02/23/17)
   B. Floor Plan (Kuhlman, received 02/24/17)
   C. Site Plan (Kuhlman, received 02/24/17)

2. This Special Use Permit is granted specifically for Monster Ink Tattoo at Suite D, 1520 Carlemont Drive. Any increase of the intensity of the use would require a special use permit amendment.

3. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue and Police Departments.

2017-03 Monster Ink Tattoo & Piercing – 1520 Carlemont Dr Unit D





#2017-0003

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Monster Ink Tattoo & Piercing

Action Requested

- ___ Annexation
- ___ Comprehensive Plan Amendment
- ___ Conceptual PUD Review
- ___ Final PUD
- ___ Final PUD Amendment
- ___ Final Plat of Subdivision
- ___ Preliminary PUD
- ___ Preliminary Plat of Subdivision
- ___ Rezoning
- X Special Use Permit
- ___ Variation
- ___ Other

Petitioner Information

Name: Taylor Kuhlman
Address: 718 Pointe Dr.
Crystal Lake IL. 60014
Phone: 815-713-0002
Fax: ———
E-mail: Tayto427@comcast.net

Owner Information (if different)

Name: Joseph Billitteri
Address: 9225 South Rt. 31
Lake In the Hills, IL 60156
Phone: 847-854-2300
Fax: 847-854-2380
E-mail: JoeB@PremierCommercialrealty.com

Property Information

Project Description: Tattoo & Body Piercing Studio

Project Address/Location: 1520 Cademont Dr. Unit D.
Crystal Lake IL. 60014

PIN Number(s): 19-18-479-002 ?

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FEB 23 2017
BY: RH

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

N/A yet

Signatures

Taylor Kuhlman 2/22/17

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.

2/22/17

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.

RECEIVED
FEB 23 2017
BY: RH

PUBLIC NOTICE

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

IN THE MATTER OF THE APPLICATION OF
Taylor Kuhlman

LEGAL NOTICE

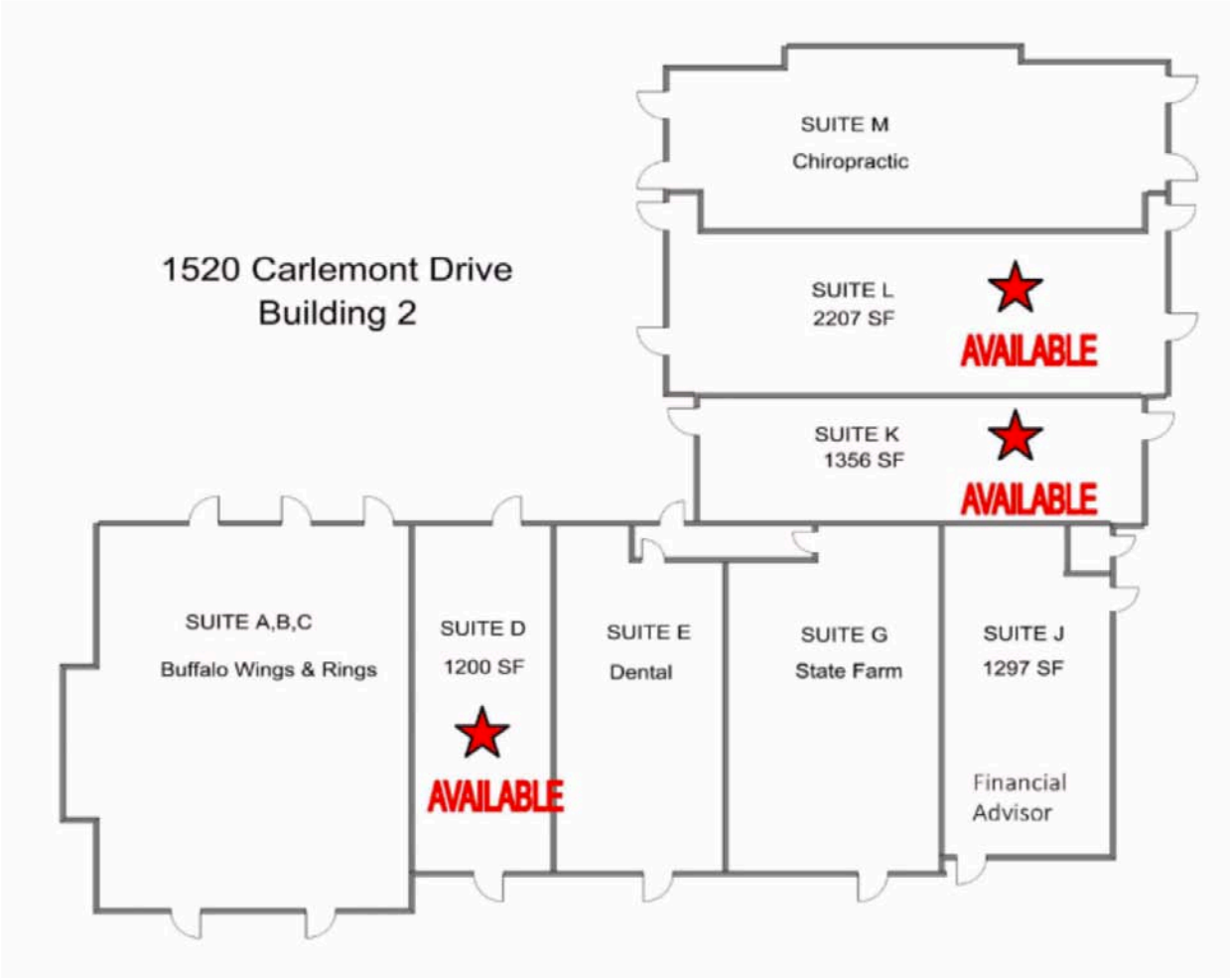
Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of Taylor Kuhlman for a Special Use Permit for a tattoo parlor relating to the following described real estate commonly known as 1520 Carlemont Dr., Unit D, Crystal Lake, Illinois 60014, PIN: 19-18-479-020

This application is filed for the purpose of seeking a Special Use Permit pursuant to Article 2-300, Permitted Use Table and Article 9-200 (D) Special Use Permits for a tattoo parlor, as well as any other variations that may be necessary to complete the project as proposed. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

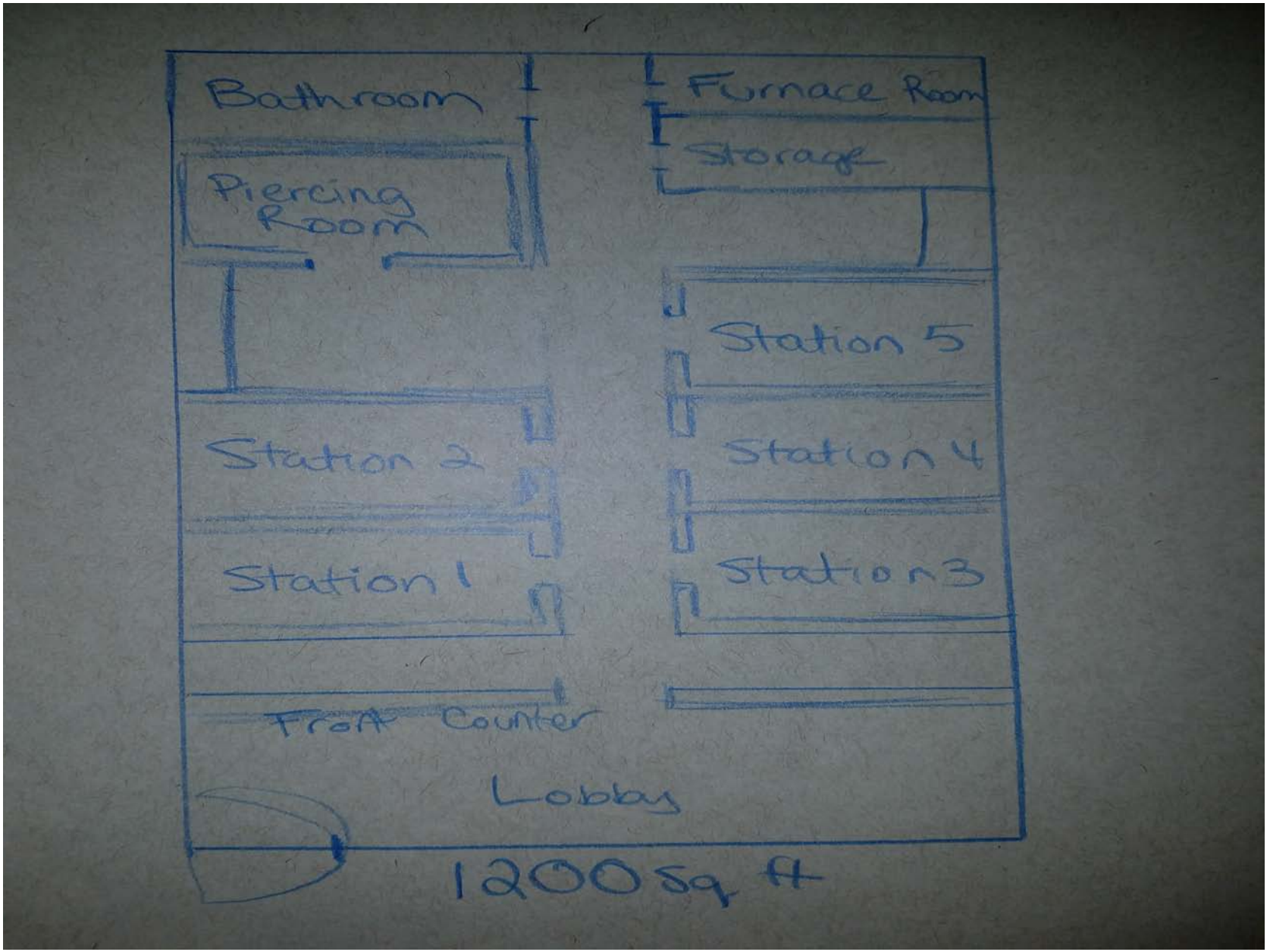
A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday April 19, 2017, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

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

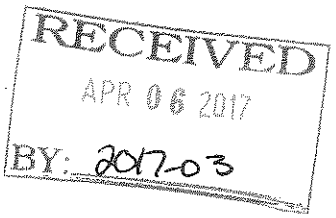
(Published in the Northwest Herald on April 4, 2017) 1393174


1520 Carlemont Drive
Building 2
SUITE M
Chiropractic
SUITE L
2207 SF
AVAILABLE
SUITE K
1356 SF
AVAILABLE
SUITE A,B,C
Buffalo Wings & Rings
SUITE D
1200 SF
AVAILABLE
SUITE E
Dental
SUITE G
State Farm
SUITE J
1297 SF
Financial
Advisor


1535 Carlemont Dr
Crystal Lake, Illinois
Street View - Sep 2016
BUFFALO
WINGS & RINGS
RANDALL NORTH
DENTAL CARE


Bathroom
Piercing Room
Furnace Room
Storage
Station 5
Station 4
Station 3
Station 2
Station 1
Front Counter
Lobby
1200 sq ft

DANCE 'N TEES INC.



April 5, 2017

Planning and Zoning Commission
City of Crystal Lake
100 West Woodstock Street
Crystal Lake, IL

To Whom It May Concern

I will be unable to attend the public hearing tonight regarding the Special Use Permit to Article2-300, Permitted Use Table and Article 9-200(D) Special Use Permits for a tattoo parlor to be located in the Randall Business Center, 1520 Carlemont, Unit D. I wish to let you know I am strongly opposed to this business being added to our center. My business Dance 'N Tees is located at 1500 Carlement, Unit L. I have been located in this center for over 7 years and my cliental are mostly moms with young children. I am open 7 days a week, week days 10-8, Saturdays 10-5 and Sunday 12-5. I already have enough problems with the message parlor located next to me.

I hope you will take into consideration all of the other business located in the center before taking a vote on adding a tattoo parlor into the mix.

Judy Purcell, Owner

Dance 'N Tees Inc.

1065 N. Salem Drive • Schaumburg, Illinois • 847.884.5924

FARMERS INSURANCE

PD MILLER INSURANCE AGCY INC.
1540 Carlemont, Suite D, Crystal Lake, IL. 60014
P: 847-400-0383 E: pmiller@farmersagent.com

RECEIVED
APR 06 2017
BY: 2017-03

Mitch (Mitesh) Kamdar
President, Randall North Business Center Association
Worldwide Logistic Partners Inc.
1540 Carlemont Drive, Suite J.
Crystal Lake, IL 60014 U.S.A.

Subj: UDO notice and hearing – April 5, 2017
1520 Carlemont Dr. – Unit D

Dear Mr. Mitch Kamdar:

As President of the Randall North Business Center Association, I am writing to you regarding the notice received for the above captioned subject, as well as cc Mr. Lichte, as the newest owner of 1540 suite A/B as property owner.

I wish to object to the Unified Development Ordinance variance request to be held at the planning and zoning commission of Crystal Lake. As much as I want and was planning attending the meeting in person, my schedule precludes me to make the meeting starting at 7:30pm.

As we are a professional and public business, when we purchased and built our unit within the RNB Center, it was predicated in large part of the Zoning Map, the protected ordinance(s) and UDO connivances, in keeping with other likeminded professional business and the protection and restrictions provided for under Article 2-300 and article 9-200(D).

We respectfully object and wish to convey our disapproval of the request to you, in the hopes that you are able to speak on our behalf to the special variance request of Mr. Kuhlman variances and my disapproval of a Tattoo business and the special use permit that would have to be granted, as may be initiated by any person, firm, corporation or agency owner or the authorized agent of the owner of involved affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal against the established UDO or permitted use of property.

Sincerely,

Paul D Miller
Agency Owner

CC: Mr. Deron Lichte
1540 Suite A/B

Securities offered through Farmers Financial Solutions, LLC
30801 Agoura Rd. Bldg 1, Agoura Hills, CA 91301, (818) 584-0200
Member FINRA & SIPC

Worldwide Logistic Partners, Inc.

1540 Carlemont Drive, Ste J
Crystal Lake, IL 60014
Phone: (815) 788-1683
Fax: (815) 479-9689

Mitch (Mitesh) Kamdar
President, Randall North Business Center Association
Worldwide Logistic Partners Inc.
1540 Carlemont Drive, Suite J.
Crystal Lake, IL 60014 U.S.A.

T: 815 788 1683
F: 815 479 9689
C: 847 736 7982

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Sincerely,

CC: Mr. Deron Lichte
1540 Suite A/B