

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

TATTOO STUDIO – 330 E. ROOSEVELT ROAD #105

September 17, 2018

Title

PC 18-29

Petitioner

Hilary Haynes
1746 Geneva Road
Glen Ellyn, IL 60137

Property Owner

Daniel Haynes
330 E Roosevelt Road
Lombard, IL 60148

Property Location

330 E Roosevelt Road #105

Zoning

B4A

Existing Land Use

Commercial

Comprehensive Plan

Community Commercial

Approval Sought

Conditional use to allow for a tattoo studio within B4A District.

Prepared By

Jennifer Ganser, AICP
Assistant Director, and
Atrin Khodadadi Fard
Community Development
Intern



LOCATION MAP

PROJECT DESCRIPTION

The petitioner intends to open a Microblading establishment at the subject property which is currently improved with a retail strip shopping center. Microblading is a form of semi-permanent makeup that provides a means to partially or fully camouflage missing eyebrow hair with the appearance of simulated hair using fine deposits of cosmetic tattoo pigments. Per the Village of Lombard Zoning Code, tattooing is defined as making permanent marks on the skin of a live human being by puncturing the skin and inserting indelible colors. Tattooing includes imparting permanent makeup on the skin, such as permanent lip coloring and permanent eyeliner. Any room or space where tattooing or body piercing or a combination thereof, is practiced is a Tattoo Studio. To that end, a Microblading establishment is considered a tattoo studio. The petitioner is not proposing any exterior site modifications at this time and no utility improvements are necessary for the operation.

APPROVAL(S) REQUIRED

The petitioner, Love of Beauty, requests that the Village grant a conditional use, pursuant to Section 155.417(G)(2)(b)(xiv) of the Lombard Zoning Ordinance, to allow for a Tattoo Studio within the B4A Roosevelt Road Corridor District. The petitioner intends to open a Microblading Establishment.

PROJECT STATS

Lot & Bulk

Parcel Size: 53,200 sq. ft.
Building Area: 27,640 sq. ft.
Tenant Area: 200 sq. ft.

Submittals

1. Petition for Public Hearing;
2. Response to Standards;
3. Plat of Survey, prepared by Gentile and Associates, Inc., undated; and
4. Preliminary Interior Floor Plan, prepared by the petitioner, undated.

EXISTING CONDITIONS

The subject property is currently improved with a multi-tenant retail center, built in 1963. They are bordered by commercial uses and open space to the north.

The existing site has approximately 46 parking spaces in front and about 22 parking spaces in back. The parking spaces in the back are for business owners and employees. Access to the site is from Roosevelt Road, and the unit has its own entrance door to the parking lot.

The petitioner is proposing to utilize approximately 200 square feet of an existing approximately 27,640 square foot two-story multi-tenant structure. The tenant space is currently vacant, and contains one private restroom, two hand sinks, one work station and storage. The petitioner is the only employee of the proposed Microblading establishment.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no issues or concerns. Should the petition be approved, additional comments may be forthcoming during permit review.

Private Engineering Services:

The Private Engineering Services Division has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

Planning Services Division:

2. Surrounding Zoning & Land Use Compatibility

	Zoning District	Land Use
North	CR	Open Space
South	B4APD	Goodwill Store
East	B4A	Pita House
West	B4A	McDonald's

In consideration that the B4A Roosevelt Road Corridor District is intended to provide a wide variety of retail sales activity required to meet the demands of the market, staff finds the project is consistent with the zoning and land use of the surrounding properties.

2. *Comprehensive Plan Compatibility*

The proposed site location and use as a tattoo studio is consistent with the Comprehensive Plan's recommendation of community commercial uses which references, "providing services extending beyond daily living needs."

3. *Zoning Ordinance Compatibility*

The Zoning Ordinance lists "Tattoo Studio" as a conditional use within the B4A Roosevelt Road Corridor District. No exterior site changes are being proposed, only interior tenant improvements.

4. *Sign Ordinance Compatibility*

The petitioner has not yet proposed any signage for the tattoo studio. Any future signage applications will be reviewed by staff for their consistency with the Village's Sign Ordinance. If any future signage is determined to be non-compliant the petitioner will have the option to request a variation from the Plan Commission and Village Board of Trustees.

SITE HISTORY

Since 1980, the site has appeared before the Zoning Board of Appeals and Plan Commission for the following:

ZBA 82-11

The property received an approval of a Variation from the Zoning Ordinance to reduce the required setback for a freestanding sign.

PC 86-02

The petitioner's request for a Conditional Use for a game room was withdrawn.

PC 97-15

The property received a Conditional Use approval for a massage establishment within the B4 Corridor Commercial District.

FINDINGS & RECOMMENDATIONS

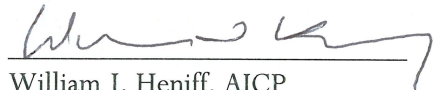
Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards for a conditional use, as established by the Lombard Zoning Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the proposed conditional use **comply** with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 18-29, subject to the following conditions:

1. That this relief is limited to the operation of a tattoo studio only and any physical site improvement or alterations require approval through the Village;

2. That the conditional use approval shall only pertain to the tenant space, 330 E. Roosevelt Road, Unit 105. Any expansion or relocation of the proposed establishment shall require an amended conditional use petition;
3. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
4. That the approval of the conditional use shall be contingent upon meeting the provisions of the Tattoo and Body Piercing Establishment Registration Act;
5. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
6. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the tattoo studio is not established by said date, this relief shall be deemed null and void.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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Standards For Conditional Use

1. This establishment will not be a danger to public health, safety, morals, or general welfare. This establishment abides by all health and safety codes and state regulations.
2. This establishment will boost enjoyment and improve property values within the neighborhood.
3. This establishment will not interfere with normal development and improvement of the surrounding business and residents in the district.
4. There is adequate access to public roads ,drains, and all needed facilities.
5. Measures have been taken to minimize traffic congestion in the public streets. There is parking off the street available.
6. The business of Love of Beauty is not contrary to the objectives of the contrary to the objectives of the current comprehensive plan for the Village of Lombard.
7. This business does abide by all regulations of the district of Lombard.