

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) Waiver of First Requested
 Recommendations of Boards, Commissions & Committees (Green) *36 for*
 Other Business (Pink) *WH*

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott Niehaus, Village Manager

DATE : September 24, 2018 **(BOT) Date:** October 24, 2018

SUBJECT: PC 18-29: 330 E. Roosevelt Road – Conditional Use for A Tattoo Studio

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition, the petitioner requests that the Village approve a conditional use (per Section 155.417(G)(2)(b)(xiv) of the Zoning Ordinance) to allow for a tattoo studio for the subject property, located within the B4A Roosevelt Road Corridor District.

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the October 4, 2018 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):


Finance Director _____ Date _____
Village Manager _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development 

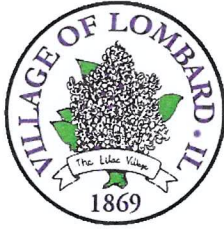
MEETING DATE: October 4, 2018

SUBJECT: **PC 18-29; 330 E. Roosevelt Road**

Please find the following items for Village Board consideration as part of the October 4, 2018 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 18-29; and
3. An Ordinance granting approval of a conditional use, pursuant to Section 155.417 (G)(2)(b)(xiv) of the Village of Lombard Zoning Ordinance, to allow for a tattoo studio in the B4A Roosevelt Road Corridor District.

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the October 4, 2018 Board of Trustees agenda.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

October 4, 2018

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees
Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Bill T. Johnston, Dist. 4
Robyn Pike, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
Scott R. Niehaus

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 18-29, Tattoo Studio – 330 E. Roosevelt Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition, the petitioner requests that the Village approve a conditional use (per Section 155.417(G)(2)(b)(xiv) of the Zoning Ordinance) to allow for a tattoo studio for the subject property, located within the B4A Roosevelt Road Corridor District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on September 17, 2018. Sworn in to present the petition was the petitioner, Hilary Haynes, and Anna Papke, Senior Planner with the Village of Lombard.

Vice-Chair Flint read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, those standing were sworn in, he proceeded with the petition.

Ms. Haynes presented the request for the conditional use for a tattoo studio. She said that her business will offer micro-blading and permanent make-up services. She described the micro-blading process, which involves fine deposits of semi-permanent tattoo pigments. Ms. Haynes offered a summary of her previous experience in the beauty industry.

Vice-Chair Flint asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner is requesting approval of a conditional use for a Tattoo Studio within the B4A Roosevelt Road Corridor District. The petitioner intends to open a Microblading Establishment. The subject property is currently improved with a multi-tenant retail center, built in 1963. The property is bordered by commercial uses and open space to the north

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 existing site has approximately 68 parking spaces. Access to the site is from Roosevelt Road, and the unit has its own entrance door to the parking lot. No exterior site modifications are proposed at this time and no utility improvements are necessary for the operation. Staff recommended approval of the petition subject to the conditions in the staff report.

Vice-Chair Flint asked for questions of the staff report, and, hearing none, opened the meeting for comments among the Commissioners.

On a motion by Commissioner Sweetser, and a second by Commissioner Mrofcza, the Plan Commission voted 4-0 to recommend that the Village Board approve the petition associated with PC 18-29, subject to six (6) 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.

Respectfully,

VILLAGE OF LOMBARD

Steve Flint, Vice-Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR A
TATTOO STUDIO PURSUANT TO TITLE 15, CHAPTER 155,
SECTION 155.417(G)(2)(b)(xiv) OF THE LOMBARD ZONING
ORDINANCE**

PC 18-29; 330 E. Roosevelt Road

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned B4A Roosevelt Road Corridor District; and,

WHEREAS, an application has been filed requesting approval conditional uses pursuant to Section 155.417(G)(2)(b)(xiv) of the Lombard Zoning Ordinance to allow a tattoo studio; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on September 17, 2018 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional uses, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the following conditional use for a tattoo studio is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to the property located at 330 E. Roosevelt Road, Lombard, Illinois and legally described as follows:

WEST 151.76 FEET OF THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE CENTER OF SAID SECTION 17 AND RUNNING THENCE SOUTH ALONG THE QUARTER SECTION LINE 1,206.51 FEET TO THE SOUTH LINE OF CENTRAL AVENUE AS DEDICATED IN LOMBARD PARK TERRACE SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID CENTRAL AVENUE, 644.31 FEET TO THE EAST LINE OF STEWART AVENUE, AS DEDICATED IN SAID LOMBARD PARK TERRACE SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF STEWART AVENUE 1,453.35 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17; THENCE EAST ALONG SAID SOUTH LINE 150.0 FEET FOR A PLACE OF BEGINNING; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID STEWART AVENUE, 350.0 FEET TO A POINT IN THE SOUTH LINE OF ANN STREET, EXTENDED EAST; THENCE EAST ALONG SAID SOUTH LINE OF ANN STREET, EXTENDED EAST, 495.3 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 17; THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 17 TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17, TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-17-316-008; (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with 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.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this _____ day of _____, 2018.

First reading waived by action of the Board of Trustees this _____ day of _____, 2018.

Passed on second reading this _____ day of _____, 2018.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2018.

Keith Giagnorio, Village President

ATTEST:

Ordinance No. _____
Re: PC 18-29
Page 4

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2018.

Sharon Kuderna, Village Clerk