

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

MIDWEST COLLECTIVE INC. – 1047 E ST CHARLES ROAD

July 21, 2014

Title

PC 14-19

Petitioner

Midwest Collective Inc.
Jamie Munoz
6N412 Lloyd Avenue
Itasca, IL 60143

Property Owner

Frank LaVere
PO Box 1017
Lombard IL 60148

Property Location

1047 E St Charles Road
(06-09-102-009)
(Trustee District #5)

Zoning

B4

Existing Land Use

Vacant

Comprehensive Plan

Community Commercial

Approval Sought

Conditional use to allow for a tattoo studio (See PC 14-18) within the B4 District.

Prepared By

Jennifer Ganser
Assistant Director



LOCATION MAP

PROJECT DESCRIPTION

The petitioner is proposing to establish a tattoo studio at 1047 E St Charles Road. The petitioner has submitted this request along with a companion request for a text amendment for a tattoo studio (PC 14-18). The site is an existing strip center with two tenants that operate as hair salons. There are no exterior site improvements proposed at this time and no utility improvements are necessary for the operation.

Hours of operation are proposed from noon to 10pm Monday through Saturday and Sunday by appointment only. There are five work stations shown in the interior floor plan, and as of now three employees. Artists keep their own schedules, with the most employees present at prime hours such as Saturdays. Occasionally a client will bring a guest with them.

As mentioned in PC 14-18, the Tattoo and Body Piercing Establishment Registration Act (410 ILCS 54/1 et seq.) regulates such businesses. Business must register with the State Department of Public Health and an inspection is conducted to make sure the business is in compliance with the Act.

PROJECT STATS

Lot & Bulk

Parcel Size:	0.41 acres
Building Area:	5,400 sq. ft.
Tenant Area:	2,400 sq. ft.

Req'd Setbacks & Existing Lot Dimensions

Front:	30' (60')
Interior Side: (West)	10' (approx. 1')
Interior Side: (East)	10' (10')
Rear:	30'(51)
Lot Width:	150' (100')

Parking Spaces

Demand:	22 spaces (3 ADA)
Supply:	54 spaces (0 ADA)

Submittals

1. Petition for a public hearing, submitted May 5, 2014;
2. Response to Standards for a Conditional Use;
3. Plat of Survey, undated, and submitted May 5, 2014;
4. Legal Description, undated and submitted May 5, 2014;
5. Indenture of Lease, dated and submitted May 8, 2014;
6. Concept Floor Plan, undated and submitted May 5, 2014;
7. Zoning Map of 1047 E St Charles Road, undated and submitted May 5, 2014
8. Streetview Map of 1047 E St Charles Road, undated and submitted May 5, 2014; and
9. Aerial photo of 1047 E St Charles Road, undated and submitted May 5, 2014

APPROVAL(S) REQUIRED

Per Section 155.416 (C) (31) of the Zoning Ordinance (as amended by PC 14-18), a tattoo studio requires a conditional use permit within the B4 Zoning District.

EXISTING CONDITIONS

The subject property is currently improved with a strip center. The petitioner is proposing to utilize approximately 2,400 square feet of an existing approximately 5,400 square foot one-story multi-tenant structure.

The existing site has approximately 28 parking spaces in front and approximately 26 parking spaces in back, none of which are accessible. The parking spaces in the back are for business owners and employees. Access to the site is from St Charles Road.

The petitioner's proposed tenant space within the multi-tenant building is currently vacant.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the project at this time.

Fire Department:

The Fire Department notes that all improvement and equipment installations within the tenant space must meet the Fire Code.

Private Engineering Services:

Private Engineering Services (PES) has no issues or concerns regarding the project at this time.

Public Works:

The Department of Public Works has no issues or concerns regarding the project at this time.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	C3 – Villa Park	Commercial/ Auto Repair, Motorcycle Rental
South	B4APD & B4A	Great Western Trail
East	B4	Commercial/Tailor Shop
West	B4	Commercial/Superior Chimney Services

In consideration that the B4 District is intended to accommodate motorist related activity and the service area is not for one neighborhood or community, a tattoo studio would be consistent with the zoning and land use of 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 & Sign Ordinance Compatibility

Per PC 14-18, a conditional use permit is required.

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.

4. Site Plan: Access & Circulation

Staff concurs with the petitioner's belief that the proposed tattoo studio use will not generate a sufficient amount of traffic and parking demand. Such tattoo uses can have parking demands similar to hair care and spa establishments. The overall parking supply for the parcel exceeds projected demand.

There are no accessible parking spaces in the lot. Per the Illinois Accessibility Code, accessible parking must be placed on level pavement on the shortest accessible route to an accessible entrance. The accessible route, which may include a curb ramp or curb cut, must be installed as close as possible to the accessible entrance it serves. The site’s parking lot striping should be revised accordingly. Furthermore, the correct accessible parking dimensions and signage is required. With over fifty (50) parking spaces, three accessible spaces are required.

5. Elevations

The petitioner is not proposing any changes to the exterior elevations at this time.

SITE HISTORY

PC 85-12

The property received a Conditional Use for an animal boarding kennel approved by Ordinance 2777.

FINDINGS & RECOMMENDATIONS

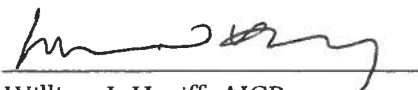
Staff finds that as the proposed tattoo studio is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a tattoo studio and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 14-19:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 14-19, 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 petitioner shall develop the site in accordance with plans submitted as part of this request;
3. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements, including but not limited to (a.) three (3) sixteen (16) foot wide parking spaces with either an eight (8) foot or five (5) foot wide diagonally striped access aisle; (b.) accessible parking on level pavement on the shortest accessible route to an accessible entrance; and (c.) a U.S. Department of Transportation R7-8 (Reserved Parking) and an R7-1101 (\$250 Fine) sign must be permanently mounted in the center of the sixteen (16) foot wide accessible parking space and the signs shall be no more than five (5) feet from the front of the parking space and at minimum, the bottom of the R7-8 sign must be five (5) feet from the pavement.
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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