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**Village of Gurnee
Planning and Zoning Board Minutes
September 16, 2020**

1. Call to Order and Roll Call

The meeting was called to order at 7:30 p.m.

Planning and Zoning Board Members Present: Chairman James Sula, Brian Baugh, Tim Garrity, David Nordentoft (remotely), Edwin Paff, and Josh Pejsach (remotely)

Planning and Zoning Members Absent: Laura Reilly

Other Officials Present: David Ziegler, Community Development Director; Tracy Velkover, Planning Manager; Clara Gable, Associate Planner; and Gretchen Neddenriep, Acting Village Attorney

2. Pledge of Allegiance

Mr. Sula announced that, in accordance with the Governor's Executive Order in response to COVID-19 #2020-07, in-person attendance requirements under the Open Meeting Act have been suspended and relaxed. Therefore, tonight certain members of the Planning & Zoning Board will be attending remotely which will be reflected in the minutes.

3. Approval of the September 2, 2020 PZB Meeting Minutes

Mr. Sula pointed out a mistake (on page three of the document) that was supposed to say that he, Mr. Sula, suggested that a motion be made and asked staff that it be amended.

Mr. Baugh motioned, seconded by Mr. Paff, to approve the meeting minutes, as amended.

Roll Call Vote:

Ayes: Baugh, Garrity, Nordentoft, Paff, Pejsach, and Sula

Nays: None

Abstain: None

Motion Approved: 6-0-0

4. Public Hearing: Grafo Tattoos (4606 Old Grand Ave)

Karla Reyes is seeking a Special Use Permit to allow the establishment and operation of a Body Modification Establishment (Tattoo Shop) located at 4606 Old Grand Ave. The subject property is zoned C-2, Community Commercial District.

Ms. Gable introduced the item by stating that Karla Reyes is seeking a Special Use Permit to allow the establishment and operation of a Body Modification Establishment (Tattoo Shop) at 4606 Old Grand Avenue. The shop will also provide microblading services, an eyebrow tattooing technique. The subject property is zoned C-2, Community Commercial. Many office/service uses exist within the immediate vicinity (general office uses within the same 4606 Old Grand building, the fire station, L.I.F.T. 31 Salon & Spa, Dada's Cleaners, Gurnee Community Church, etc.). As proposed, the tattoo shop meets the Village's licensing separation requirements for Body Modification Establishments. As with all Special Use

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Permits, the Planning and Zoning Board will make a recommendation that will be forwarded to the Village Board for their determination. The applicant is in attendance in person.

As this was a Public Hearing, Mr. Sula asked that anyone wishing to speak on this matter be sworn in.

Ms. Neddenriep conducted the swearing-in with those physically present.

Mr. Sula asked the Petitioner if there was anything she wished to add. Ms. Reyes stated that she had nothing to add at the time, but thanked the Board for hearing her request.

Mr. Sula then asked if there were any questions or comments from the Board.

Mr. Pejsach stated that he had no question at this time.

Mr. Nordentoft had no questions, and stated that the proposed project meets all the standards set in regards to use, separation, etc.

Mr. Paff had no questions.

Mr. Garrity had no questions.

Mr. Baugh, citing a nearby church, Dairy Queen, two parks, and a fire station, asserted that he did not feel this is a compatible use for the subject location.

Mr. Sula asked the Petitioner what her plans were in regards to signage.

Ms. Reyes described the type of signage she hoped to install: basic signage on windows.

Ms. Velkover stated that any signage would have to go through the Village permitting process and meet code.

Mr. Sula confirmed with Ms. Velkover that setback and distancing requirements have been met.

Ms. Velkover stated that although the separation requirements in the licensing ordinance are met, the applicant still needs to go through the licensing process with the police department should the SUP be granted.

After verifying with Ms. Velkover that there were no members of the public attending the meeting remotely, Mr. Sula then opened the floor to the public, and then closed it as there was no one in the audience present either physically or remotely.

Mr. Sula then asked if there were any more questions/comments from the Board.

Mr. Garrity expressed that he cannot support approving this Special Use Permit, as he concurs with Mr. Baugh that it is not an appropriate use for the area in question.

Mr. Sula then asked staff if there have been any correspondence, either against or in support of this proposal, from neighboring property owners.

Ms. Velkover confirmed that the Village has not received any such correspondence.

Mr. Pejsach asked the board members who feel that this use is not appropriate for the area to indicate what specifically with the use causes these concerns.

Mr. Paff stated that he would be more concerned if the proposed studio was not offering services by appointment only. He added that tattoos (tattooed eyebrows, in particular) are often needed by those

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with, for instance, alopecia (hair loss). He also noted that the building in question is somewhat tucked away and not someplace where people just walking by would drop in.

Ms. Reyes addressed Mr. Paff's remarks, adding that those with vitiligo and who have had cancer are also in need of her services and want and appreciate the privacy offered by her chosen location and business operations.

Mr. Garrity, however, argued that there is nothing prohibiting the business from changing its policies to, for instance, allow walk-ins.

Ms. Velkover stated that such prohibition could be added as a condition of the approval, and was done so for the only other tattoo shop operating in the Village.

Mr. Garrity then explained that he just doesn't feel such a business fits into what he interprets to be a family-friendly visualization for the Old Grand area, adding that he does not have a problem with the type of business itself, but—rather, such a business being located in that particular area.

Mr. Sula then expressed that—as the proposal meets code/ordinance standards, and has not received any objection from other organizations located in the area of the subject site—he has no problems with the proposal. He asked if the Petitioner would agree to not offer any other types of body modification (such as piercing) and Ms. Reyes agreed to this condition along with the condition that services be offered by appointment only, serving no more than two clients at a time.

Mr. Sula then asked if there were any more questions/comments from the Board, and suggested that—if not—a motion (including the suggested conditions) would be in order.

Mr. Nordentoft motioned, seconded by Mr. Paff, to forward a favorable recommendation to the Village Board on the petition of Ms. Reyes for a Special Use Permit to allow the establishment and operation of a Body Modification Establishment (Tattoo Shop) at 4606 Old Grand Avenue, subject to services be offered by appointment only, services being limited to tattooing and micro-blading, the operation be in substantial conformance with the submitted plans, and the facility secure all other appropriate Village of Gurnee and Illinois Department of Public Health licenses.

Mr. Sula clarified with Ms. Reyes what, exactly, microblading is (a technique in which permanent eyebrow make-up is applied). He asked both Mr. Nordentoft and Mr. Paff if they would amend the motion to include that permanent makeup application services be allowed. Mr. Nordentoft and Mr. Paff agreed to the inclusion and the motion was amended to reflect that.

Mr. Sula then asked if there was any other discussion to be had on the amended motion. As there was not, a vote was taken.

Roll Call Vote:

Ayes: Nordentoft, Paff, Pejsach, and Sula

Nays: Baugh and Garrity

Abstain: None

Motion Carried: 4-2-0

Mr. Sula then explained the next steps in the approval process, informing the petitioner to talk with staff about the timing.

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5. Next Meeting Date: October 7, 2020

Mr. Sula confirmed with Ms. Velkover and Ms. Gable stated that there will be a meeting on October 7th.

6. Public Comment

There were no public comments made at this meeting.

7. Adjournment

Mr. Garrity motioned, seconded by Mr. Paff, to adjourn the meeting.

Roll Call Vote:

Ayes: Baugh, Garrity, Nordentoft, Paff, Pejsach, and Sula

Nays: None

Abstain: None

Motion Approved: 6-0-0

The meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

Joann Metzger,
Recording Secretary, Planning and Zoning Board