



Legislation Details (With Text)

File #: 24-0502B **Version:** 1
Type: Ordinance **Status:** Agenda Ready
File created: 5/6/2024 **In control:** City Council
On agenda: 5/21/2024 **Final action:**
Title: Pass the ordinance approving a conditional use for the property at 424 Fort Hill Drive Unit 142 -PZC 24-1-028

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance, 2. Exhibit A, 3. Exhibit B, 4. Exhibit C, 5. Application

Date	Ver.	Action By	Action	Result
5/21/2024	1	City Council	passed	Pass

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving a conditional use for the property at 424 Fort Hill Drive Unit 142 -PZC 24-1-028

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Adam Beaver, AICP Candidate, Community Planner

ENTITLEMENTS REQUESTED:

1. A conditional use pursuant to Section 6-7C-3 (B3 General Commercial District/Conditional Uses) for a body art establishment as a principal use in the B3 district for Venture Tattoo Studio Inc.

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission considered PZC 24-1-028 on May 1, 2024 and recommended approval of the request (7-0). Staff concurs.

BACKGROUND:

The subject property is located on Fort Hill Drive between Jefferson Avenue and Aurora Avenue. It is zoned B3 and is developed with a single story, multi-tenant commercial building. The petitioner is seeking to utilize approximately 1,800 sq.ft. of the building as a body art establishment.

DISCUSSION:

The petitioner requests approval of a conditional use for a body art establishment as a principal use at the subject property, pursuant to Section 6-7C-3 (B3 General Commercial District /Conditional Uses) of the Municipal Code.

The potential parking and traffic impact on the surrounding businesses is low as the petitioner has stated that the proposed business will be by appointment only with no walk-in appointments offered. The petitioner also provided a tenant roster for the property which showed that there is sufficient parking available on site for the proposed use. Staff finds that the proposed use is appropriate in this location and that the impact on surrounding properties is minimal.

Key Takeaways

- The petitioner requests conditional use approval pursuant to Section 6-7C-3 (B3 General Commercial District/ Conditional Uses) of the Naperville Municipal Code to operate a body art establishment as a principal use. Staff supports the requested conditional use approval.

Findings of Fact

The petitioner's responses to the Standards for Granting a Conditional Use can be found in the attachments. Staff is in general agreement with the petitioner's findings and recommends their approval by the Planning and Zoning Commission.

Planning and Zoning Commission Action

The Planning and Zoning Commission conducted the public hearing to consider PZC 24-1-028 on May 1, 2024. No members of the public provided testimony. After limited discussion, the PZC closed the public hearing and voted to recommend approval of the petitioner's request (7-0). Staff concurs with the Commission's recommendation.

FISCAL IMPACT:

N/A