



Legislation Text

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File #: 24-0502, Version: 1

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**PLANNING AND ZONING COMMISSION AGENDA ITEM**

**ACTION REQUESTED:**

Conduct the public hearing for 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:**

Official notice for the public hearing for PZC 24-1-028 was published in the Naperville Sun on Sunday, April 14, 2024.

**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.

**RELATED FILES**

N/A