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PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING BEFORE THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

COMMISSION

RE: MIDWEST TATTOO - 19 NORTH WILKE ROAD - PC #21-014
LAND USE VARIATION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall,
33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois
on the 28th day of July, 2021 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
LYNN JENSEN
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
TERRY ENNES
JOHN SIGALOS

ALSO PRESENT:

SAM HUBBARD, Development Planner
JACOB SCHMIDT, Development Planner

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CHAIRPERSON DAWSON: We're called to order. Okay, let's rise for the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON DAWSON: All right, roll call for our attendance.

MR. SCHMIDT: Commissioner Cherwin.

(No response.)

MR. SCHMIDT: Commissioner Drost.

(No response.)

MR. SCHMIDT: Commissioner Ennes.

COMMISSIONER ENNES: Present.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. SCHMIDT: Commissioner Warskow.

(No response.)

MR. SCHMIDT: Chairwoman Dawson.

CHAIRPERSON DAWSON: Here.

All right, our first item on the agenda is approval of the minutes from the June 23rd meeting. We're in-person so we can -- oh, let the record reflect that Commissioner Warskow is here.

We're doing approval of the minutes for which she acted as Chair for me, thank you very much. We can do just a voice vote, right? All in favor?

COMMISSIONER GREEN: Well, a motion for approval. I'll make that motion.

CHAIRPERSON DAWSON: Motion for approval, thank you very much.

Second?

COMMISSIONER LORENZINI: Second.

COMMISSIONER ENNES: Are we going to do all three?

CHAIRPERSON DAWSON: Can't we just do, we don't do them one at a time. We can just do them --

COMMISSIONER ENNES: Okay, can we do all three?

CHAIRPERSON DAWSON: There's actually five.

COMMISSIONER ENNES: Five, you're right.

CHAIRPERSON DAWSON: There's three from June 23rd and then there are two from June 9th. Do you want to do them one at a time, is that what you're saying?

COMMISSIONER ENNES: No.

CHAIRPERSON DAWSON: Okay, so a motion for all, okay, all right.

COMMISSIONER ENNES: I'll second that.

CHAIRPERSON DAWSON: Thank you.

All in favor?

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(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: All right, and I will abstain from the June 23rd, but I was here on I think June 9th but not, which one, no, I was not here on June 9th, but I was here on June 23rd; that's what it is.

Okay, all right. So, our first petition on the agenda is Midwest Tattoo. Petitioner is here? Yes, you can come on up.

Have all public notices been given?

MR. SCHMIDT: Yes, they have.

CHAIRPERSON DAWSON: All right, I need to swear you in. Will anybody else be testifying along with you on your behalf? Okay.

(Witness sworn.)

CHAIRPERSON DAWSON: All right, so if you could just state your name and spell your last name for us? Then if you have a presentation for us, you can begin.

MR. BARREIRO: My name is Hector, last name B as in boy, a-r-r-e-i-r-o. Should I say it again? My name is Hector, last name B as in boy, a-r-r-e-i-r-o. I am the owner of Midwest Tattoo Therapy. I am here for a land use variation.

Midwest Tattoo Therapy was established in 2020. I rented and leased the suite in Sage Elite Studios located in Kildeer. I am looking to relocate to expand for the higher demand of tattooing. I am also looking to bringing up up-and-coming artists such as apprentices that will be taught by myself and other well weathered artists.

The space use right now is a dental office which has four private rooms. These will be designated for each artist. Each room will have a sink. It's going to be remodeled to a tattoo shop but also make it appealing to everybody so there's not going to be like skulls or anything crazy like that. I'm looking to do something professional.

I run by appointment only which controls traffic, also controls a higher crowd of people gathering and whatnot, people waiting. There will be a walk-in availability also, if an artist is open and if it's a small tattoo. Only in that sense they can do a walk-in. If they prefer to wait a couple of hours, if one of us has an opening and whatnot, then they can choose to leave and then come back at a designated time to continue with the protocol of COVID-19 and all that.

I still want to follow the guidelines by everybody having a private room, everybody being certified. Everything will be sanitary, clean, with MadaCide. Thank you very much.

CHAIRPERSON DAWSON: All right, thank you. Okay, so do we have any conditions? Let me see. Yes, we do. So, have you reviewed the conditions to the proposal that were submitted by Staff?

MR. BARREIRO: Yes.

CHAIRPERSON DAWSON: Okay, do you have any, do you agree with them? Do you have any questions?

MR. BARREIRO: Everything is straight-forward. Everything that I had to do as far as the Health Department and all that, I did have to do in the location in Kildeer. So, I am well aware of that.

CHAIRPERSON DAWSON: Okay, so you agree to these conditions? You

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have no problem with the conditions?

MR. BARREIRO: Yes, I agree.

CHAIRPERSON DAWSON: Okay. All right, then who's on this? Jake, is it you? Okay, I mean, you're making eye contact so I figure it was you. I should know that, right?

Go ahead with Staff presentation.

MR. SCHMIDT: Certainly.

The address of the subject property is 19 North Wilke Road, and the proposed use is a tattoo parlor. The subject site is zoned B-2 General Business District, and the requested action tonight is a land use variation to allow a tattoo parlor in the B-2 district. Tattoo parlors are not an expressly permitted use in any zoning district in the Village.

The subject site is designated as commercial in the Comprehensive Plan. The proposed use as a service institution is compatible with this designation. There are no variations required as part of this petition.

The subject property is located along Wilke Road just north of Campbell Street. It has two driveways on to Wilke Road, one on the north side and one on the south. It does not share cross access with the property immediately south.

The site is developed with 32 parking spaces and the site does meet code with respect to landscaping and screening, though it should be noted that a recent inspection as of yesterday by Staff identified declining landscape maintenance on the site. This will be addressed via the code enforcement process with the property owner if the issue persists.

Staff examined this proposal with respect to land use variation criteria. With respect to the first criteria, that the proposed use will not alter the essential character of the locality and is compatible with other uses, Staff notes that the proposed operation would be conducted wholly within the tenant space and would offer commercial services which is compatible with the character of the shopping center and the other uses within.

With respect to the second condition, that the plight of the owner is due to unique circumstances which may include the length of time the subject property has been vacant as zoned, Staff has done research into the property's history, identified the current tenant space is vacant and has been for at least six months.

With respect to the third criterion, that the proposed variation is in harmony with the spirit and intent of this chapter, tattoo parlors are not a typical commercial uses in the whole and would require a land use variation at any location in the Village due to not being expressly permitted.

With respect to the last criteria, that the variance requested is the minimum necessary to allow reasonable use of the property, Staff notes that, as mentioned, tattoo parlors are not an expressly permitted use at any location in the Village and that no other variations are requested as part of this petition, making it the minimum variance necessary. Bearing this in mind, Staff believes that the land use variation request is justified.

The floor plan as shown before you would feature four rooms for client services. It is 800 square feet in size and is identical to the existing layout which previously was used by a dentist.

With respect to traffic and parking, per the Staff analysis, a total of 25 spaces would be required per the mix of uses within the shopping center. The subject site is improved with 32 spaces, which results in a code-required parking surplus of seven spaces. No bicycle parking is required as part of this petition as the change in use does not result in an

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increase in vehicular parking. No traffic and parking study is required due to the square footage and location of the proposed tattoo parlor.

Staff has no concerns regarding traffic or parking from this site, though it should be noted since there are four rooms, there is potential for up to eight persons, one customer and one artist per room at the facility during peak times which would result in functional parking exceeding the code-required parking of three spaces. If Midwest Tattoo did utilize eight spaces on the site, there would still be a surplus of two factoring in code-required parking for other uses. As such, Staff does not have concerns that there may be more vehicular parking than code requires.

Bearing this information in mind, the Staff Development Committee recommends approval of the application subject to two conditions: the first, relevant to the facility registering with the IDPH, Illinois Department of Health, as a body shop establishment and will need to submit to the Village a copy of the inspection, permit, and registration from the IDPH that this location is a body art establishment; the last being as standard, the Petitioner shall comply with all federal, state, and Village codes, regulations, and policies. This concludes my presentation.

CHAIRPERSON DAWSON: That concludes your report? All right, great.

So, Commissioners, do I have a motion to include the Staff report into the public record?

COMMISSIONER JENSEN: So moved.

COMMISSIONER SIGALOS: I'll make that motion.

CHAIRPERSON DAWSON: I got Commissioner Jensen on the motion.

COMMISSIONER SIGALOS: I'll second it.

CHAIRPERSON DAWSON: You've got a second. All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: Any abstentions?

(No response.)

CHAIRPERSON DAWSON: All right, motion carries.

Okay, so do we have any questions, Commissioners, before we open up for public commentary?

COMMISSIONER ENNES: I have a question for the Petitioner. There was one item from the documentation that I received that I had a question about in regard to the artists. The artists are all licensed by the state?

MR. BARREIRO: Yes, correct. Blood borne pathogens.

COMMISSIONER ENNES: Are they experienced prior to licensing?

MR. BARREIRO: The licensing is for them to know how to work with blood and all that. For them to be professionally capable to execute a tattoo, I will personally train them and make sure that they're up to par to meet that requirement. But the certification, it's for them to learn about the cross contaminations, how to protect themselves, and what they're going to be exposing themselves when they administer a tattoo.

COMMISSIONER ENNES: It sounds like you're going to staff this new location of yours with people you'll be training?

MR. BARREIRO: Yes, people that I'll be training. I also, I added in there

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also that I wanted to have guest artists, so that will be maybe periodically. It's not going to be an everyday thing.

COMMISSIONER ENNES: From time-to-time.

MR. BARREIRO: Correct, yes.

COMMISSIONER ENNES: Okay, that's all I have. Thank you.

MR. BARREIRO: Thank you.

CHAIRPERSON DAWSON: No other questions before public commentary?

COMMISSIONER SIGALOS: I just had a question for Staff. Didn't we have another, this will be our second tattoo shop in the Village? Didn't we have one come before us a year or so ago and all that? Was it on Golf Road?

MR. SCHMIDT: Yes, that's correct. There was another that was in for a land use variation recently and received approval.

COMMISSIONER SIGALOS: And they opened?

MR. SCHMIDT: And they opened.

COMMISSIONER SIGALOS: Okay. All right, I have no other questions.

CHAIRPERSON DAWSON: Okay, so we are going to now open up for public comments. Is there anyone in the audience that is looking to speak on behalf or about the petition? We're open up.

So, if you want to just go ahead and sit down?

MR. BARREIRO: Okay.

CHAIRPERSON DAWSON: If you'd like to come up and speak? So, before you speak, you need to make sure you state your first and last name. We ask for your address just for context but that's optional as to whether or not you want to provide it, but please spell your last name for us.

QUESTIONS FROM AUDIENCE

MR. SANCHEZ: Okay, my name is Rudy Sanchez, S-a-n-c-h-e-z. I live at 27 North Wilke which is next door to the shopping plaza, Wilke Commons Shopping Plaza.

My main concern with all of this is, I'm not saying that I don't this person to be in business or anything, but I live right next door, and the hours, the operating hours of this now, it's until midnight on Friday and Saturday night, and I believe 10:00 o'clock during the week. To me, I feel like those hours are just too late for, I mean, none of the businesses in there have ever been open that late in that shopping plaza.

I've been there for 30 years. It's been well kept, you know. I'm just worried about people coming in at 10:00 o'clock, 9:00-10:00 o'clock, and driving in there and slamming doors. I mean, as everybody knows, I have friends that have had tattoos, and when they got tattoos they were half drunk or three-quarters drunk, you know. I mean, that's usually when they get a tattoo when they get enough guts.

So, anyway that's what my main concern is, people coming in and driving in and I don't know how many are going to be there or whatever it is and what kind of people it is, I don't know. But I'm just, my concern is that this is going to be right next door to my house.

I've been happy living here in Arlington Heights for 30-some years,

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so I don't want that to change. So, that's pretty much what it is. How he runs his business, that's up to him and everything else, but my concern is the late hours like Friday and Saturday just until midnight, you know. I just feel that's late for that residential area right there.

CHAIRPERSON DAWSON: Sure. All right, thank you.

MR. SANCHEZ: You're welcome.

CHAIRPERSON DAWSON: I appreciate it.

Any other comments from the public? Doesn't look like that. So, could the Petitioner come back up? I think we might want to have a couple of questions about this resident's concern.

So, your hours, what are your current hours on Kildeer? Are they the same type of hours?

MR. BARREIRO: Yes.

CHAIRPERSON DAWSON: Have you ever had any complaints from, are you in an area that has residential right nearby in Kildeer?

MR. BARREIRO: No, I am in the, I believe it's called Quentin Commons, and then that's right by the Best Buy and all that. So, just to tell you where I'm at right now, it's key carded, so it's only one client per session. So, when they come in, they come out, and that's about it. I mean, as far as being outside, if they smoke, they just go outside, have a cigarette, come back inside. I make sure that people are not drunk, intoxicated, they're not being loud. I'm pretty professional about my business.

As far as people variations and all that, I mean, I can't really control the clientele that comes in because this is my business, but I do ask that they stay professional, responsible and respect all the surrounding areas.

If the hours are too late for whatever reason, I have no problem switching the hours, but then I will have to do it earlier just so I can accommodate because some tattoos do take me like five, six hours, depending how big a tattoo is. I can have some tattoos that are like 30 minutes, 40 minutes. If the hours are an issue, I can always switch them out. So, I'm willing to work with that variance also.

CHAIRPERSON DAWSON: Okay, Jake, can you maybe just talk a little bit about neighbors and if there's noise and what their options are and how we can address that as a Village?

MR. SCHMIDT: Sure.

COMMISSIONER ENNES: Jake, could you put up the aerial for us and give us maybe an estimate of how close the residences are? Because that was something I noticed also.

MR. SCHMIDT: So, the closest residences, there's one that's immediately north of the plaza, and then the remainder would be behind the building itself. The bulk of residences are behind the building.

As far as options for noise, generally the Village doesn't have set amounts of, you know, levels and decibels or what noise limits are, but it's generally described as noise in the level of nuisance outside of common hours. So, think of it as, you know, 8:00 p.m. roughly. So, if people are coming in there and revving engines, that's something that the police would respond to. That's something they would speak to the owner about, and if not controlled, that's when they can start following up with any other actions in order to enforce that provision.

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So, those are the tools available to the Village should there be an issue. If the owner wanted to restrict hours, that would be his choice to do so. If we restrict hours, you know, we could ask him to do that now with a condition, but that's something that's tough for us to enforce. At the end of the day, we're not here driving around, telling when each business is open and closed. Again, police could follow up at a certain point if there's a complaint, but that is something that's difficult for the Village to enforce on their end. It would really be if there's a nuisance complaint that we would follow up and that would be the same whether or not they're open at that hour or not.

CHAIRPERSON DAWSON: Okay, any Commissioners have any more comments?

COMMISSIONER SIGALOS: Can I ask a question of the Petitioner? I mean, historically, where you're at now in Kildeer, do you find clients coming in late like that, or is it primarily someone that's come in at, say 5:00 o'clock, and it takes five-six hours to do the tattoo?

MR. BARREIRO: Yes, I've had like, my latest appointment may be like midnight, 1:00 o'clock, and that is because they have kids, they have work. So, I work around their schedules, you know, to accommodate them. So, I stay.

COMMISSIONER SIGALOS: You have somebody actually coming in for a tattoo at 12:00 midnight to 1:00 o'clock in the morning?

MR. BARREIRO: Yes. I allowed that because if I'm done with a certain appointment and my day is not fully booked, and then if somebody is like, hey, I want to get this tattoo and it's going to take me about 30-40 minutes, then I allow it. If not, then I won't do that. But the hours just vary because people, there are people that are nocturnal that will prefer to do things at night because they use the day to either handle their kids, go to work and then take care of their errands. So, I try to accommodate my clients as much as possible.

COMMISSIONER SIGALOS: That seems pretty late to me. I don't recall that type of an hourly timeframe for the previous tattoo parlor that came here previously. Was there such a comment about that?

MR. SCHMIDT: I believe the hours were a little earlier in term of when they closed.

COMMISSIONER SIGALOS: I thought that. I mean, I thought they were more in line with the rest of the shopping center there.

MR. SCHMIDT: Yes, I don't recall off the top of my head, but I know it wasn't excessively late.

COMMISSIONER SIGALOS: I don't recall anything being that late.

COMMISSIONER ENNES: Jake, what are the hours in the documentation that we got?

MR. SCHMIDT: In the Staff report, it's noon to 10:00 p.m. on Monday through Thursday, and noon to midnight on Friday and Saturday, closed on Sunday.

COMMISSIONER ENNES: Okay, so, is that a condition of this approval? It's not listed at keeping those hours.

MR. SCHMIDT: No, it's not.

COMMISSIONER ENNES: So, he could stay open later if he needed to?

MR. SCHMIDT: He could, but so could all the other shops within that center right now.

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COMMISSIONER ENNES: Yes.

MR. SCHMIDT: The retail shop could be open late if they wanted to.

CHAIRPERSON DAWSON: I thought I saw a question down there?

COMMISSIONER JENSEN: I was just going to see if there was anything we could learn from the other tattoo parlor that was allowed in Arlington Heights. I don't know if there's any similarity in terms of the setting for that particular place or whether there's been any nuisance or noise complaints or anything. Are you aware of anything of that nature?

MR. SCHMIDT: We haven't received any complaints since. It is fairly similar. It's a smaller shopping center. The one on Golf Road is close to single family residential in the east, got a bit more separation from multifamily in the north in that setting, but it is directly abutting residential that property as well. So, fairly similar in terms of location.

COMMISSIONER JENSEN: Before this goes to the Board, assuming it does pass the vote here, is there any way we could ask that that information be collected and it goes to the Board as to whether there's been any complaints about noise or anything of that nature?

MR. SCHMIDT: Yes, we could look into that and provide that to the Board whether or not there's been complaints.

COMMISSIONER JENSEN: Thank you.

COMMISSIONER WARSKOW: I have a question for the Petitioner. You mentioned that your existing parlor, that you only allow, you know, one person in, just the client in?

MR. BARREIRO: Yes.

COMMISSIONER WARSKOW: Are you going to continue that practice? Or would you allow like a group of people go to a bar together and decide to get, someone decides to get a tattoo, so you have four people going in and out of your business? Or would you limit it to the one person?

MR. BARREIRO: I would limit it to one. Maybe one plus one, because sometimes it might be their first tattoo and they need some moral support.

COMMISSIONER WARSKOW: Right.

MR. BARREIRO: As far as like four people coming in, coming out of a bar, I wouldn't allow it just because it's not allowed. No, that really affects my moral standards and then it doesn't end well, so I would not allow that.

COMMISSIONER WARSKOW: Okay.

COMMISSIONER LORENZINI: Jake, so I'm looking for a little clarification. So, the hours, the proposed hours is 12:00 to 10:00 and 12:00 to 12:00. So, that's not saying that they have to close at 12:00 midnight. They could keep going if they wanted to?

MR. SCHMIDT: From what I understand, the end of intake for clients would be midnight. But if something runs beyond that, they would still continue.

COMMISSIONER LORENZINI: Okay, the encouraging thing is you take appointments, so it's not just anybody half drunk coming off the street. But let's say at Saturday night, you intend to open until midnight. Then let's say you don't have any appointments after 7:00 o'clock, and say all your business is done at 7:00 o'clock, would you leave then or would you stay there until 10:00 to 12:00 midnight?

MR. BARREIRO: Normally I would leave because it was just myself, but having a storefront, I would like to honor the hours on the door. But if somebody comes in at

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12:00 and if I know that I'm going to be heading out, then I will deny it and then I will schedule them for an appointment for an earlier time.

COMMISSIONER LORENZINI: Okay, all right. Thank you.

CHAIRPERSON DAWSON: Could I just clarify? Everyone seems to be talking about people who are like stumbling over drunk. Could you speak to, if someone was that drunk coming into your facility, how you would, would you be giving them a tattoo?

MR. BARREIRO: No, I would not.

CHAIRPERSON DAWSON: So, I mean, obviously, I've got to imagine maybe someone is having a drink or two. But any licensed professional would risk their license if someone was that intoxicated and they were performing this type of procedure on them. So, yes, I just want to clarify. I'm not saying no one will have a drink, but --

MR. BARREIRO: Can I just add to that?

CHAIRPERSON DAWSON: Yes, sure.

MR. BARREIRO: If somebody is heavily intoxicated, what alcohol does to your blood is that it can get out.

CHAIRPERSON DAWSON: You bleed.

MR. BARREIRO: So, what happens is they tend to bleed a little bit more, and then also the ink does not go into the skin properly. So, then that causes bad tattoos and no tattoo can be administered as professionally as possible, but then being too dilated with their blood, then the ink just doesn't settle.

CHAIRPERSON DAWSON: Right.

MR. BARREIRO: Also, they're just obnoxious, it's just terrible, so I would politely escort them out the door.

CHAIRPERSON DAWSON: You can ask them to reschedule, right?

MR. BARREIRO: Correct, yes.

CHAIRPERSON DAWSON: Right. So, I just want to give a better picture of what we might be talking about here.

Okay, any other comments?

(No response.)

CHAIRPERSON DAWSON: So, just from my perspective, I actually appreciate that you could have different hours because not everybody works the 9:00 to 5:00 hours. Sometimes, you know, it can be hard for people with alternative schedules to find a facility. With that in mind, so I am not as bothered by the late hours, especially being on Wilke which is a very busy street, but we do have to be respectful of the neighbors, of course. They live there and they have every right to, you know, a quiet and peaceful time.

So, just based on what Jake was saying, again, to the resident, you know, you can call the police. I mean, there are noise ordinances. It does say that you're going to comply with all the policies. If the police are frequently called because of noise, I mean, there's only so much that the Village could do anyway.

We could, as Commissioners, if we wanted to, put in language, we've done it before, that says that if the noise excessive, the Petitioner agrees to work with the Village on changing its hours. If that would make the Commissioners feel more comfortable, the Petitioner has already said he'd be okay with that. Again, as Jake said, it's not much he can even do with that language. I mean, he can ask him, right, but it is an extra layer of comfort.

So, does any of the Commissioners want, are we comfortable with

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the --

COMMISSIONER JENSEN: I'd rather leave it as is.

CHAIRPERSON DAWSON: Okay.

COMMISSIONER JENSEN: I don't think there's any real reason to --

COMMISSIONER SIGALOS: Yes.

CHAIRPERSON DAWSON: Right.

COMMISSIONER ENNES: I'm the same way.

COMMISSIONER GREEN: I agree.

CHAIRPERSON DAWSON: Okay.

All right, any other questions? Jake, did you have something you want to say?

MR. SCHMIDT: Yes. I do actually have some public comments I'd like to read into the record.

CHAIRPERSON DAWSON: Oh, okay.

MR. SCHMIDT: I know we haven't closed public participation yet, so just before we do. I received an e-mail from a gentleman named John Kapika who states:

Arlington Heights Plan Commission: I recently received a letter announcing the public hearing with a request for Municipal Code variances for a proposed tattoo parlor at 19 North Wilke. I request these comments be read into the record.

As a long-time Arlington Heights resident, I'm writing to voice my opposition to any land use variation or Municipal Code variations for this type of business at this location. My concerns are detailed as follows.

There is limited parking at this location. With no parking on Wilke, overflow parking would be on residential side streets or in the parking lots of neighboring businesses. Will these businesses hire parking security like the Vail Street Jewel?

This proposed location for the parlor is within 500 feet of an establishment that sells alcohol--Walgreen's. Tattoos are associated with motorcycles and muscle cars. I do not want more loud traffic noise on Wilke Road. A tattoo parlor in this residential area will tempt underage children to get tattoos. A tattoo parlor can adversely affect property values. Potential buyers will assume certain negative things about the residents of Arlington Heights and will fear an increase in crime. I hope the Village respects the best interests of this neighborhood's resident.

In summary, I oppose the proposed tattoo parlor at 19 North Wilke Road.

I also received a letter from Rudy Sanchez who did speak. I'll still read it into the record since it was received.

To whom it may concern: I received a letter stating they are planning to open a tattoo parlor with late operating hours and until midnight on Friday and Saturday in Wilke Commons Shopping Plaza. I live next to the plaza and do not like the idea of people parking next to my house, revving engines, slamming car doors, and driving in the plaza parking lot at late hours that probably have been drinking due to the many people with tattoos who decided to get them when they were drinking.

Please put yourself in my shoes and consider not allowing the change in what for 30 years as a resident of Arlington Heights I always thought was a quiet and well-operated plaza with normal closing times. Thank you.

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Lastly, an e-mail from a Keith Raimondi:

Hello. I just read a post on Patch.com against a tattoo business going in. I would like to share my support of a tattoo shop going in or at any location in Arlington Heights. I have tattoos and I am an upstanding citizen of Arlington Heights. I am a husband, father, and even work at a church. The fear mongering against a tattoo shop is a biased one not based in facts.

I have no affiliation to this shop. I felt the need to e-mail since they shared your e-mail in the Patch article. Give the tattoo shop the same chance as any other business to prove they are upstanding.

Thanks for your time. I hope you have a great day.

CHAIRPERSON DAWSON: All right, any other public commentary? I guess I did not officially close public commentary, so we'll do that now.

For the record, just going to say, I have a tattoo.

COMMISSIONER SIGALOS: Were you drunk when you did that?

CHAIRPERSON DAWSON: No, I was not drunk.

COMMISSIONER WARSKOW: Me neither.

CHAIRPERSON DAWSON: And I actually have had someone design my next tattoo and I am in the process of trying to find a place to have that done. So, for the record, I am someone who would be a client and customer of a tattoo parlor, just as well as others. So, while I understand where those reputations come from, many, many, many people, different types of people have tattoos. So, that's just my comment on that.

Anything else?

COMMISSIONER ENNES: Just a comment, a question for our Petitioner. Hector, there's an age limit for people to get tattoos. Do you frequently check IDs?

MR. BARREIRO: Yes. I check IDs and then they file a letter asking if they have any health conditions, anything like that. I look at the year, the legal age in Illinois is 18 and older, and I go by those laws. If a minor does come in, they do not get tattooed because I verify that everybody is up to age.

COMMISSIONER ENNES: Okay, thank you. That's what I thought.

COMMISSIONER JENSEN: So, just a comment. I would recommend that if you respond to the folks who gave you comments or the people who were who had comments, they've made a lot of assertions. They're interesting assertions. But I would recommend that if they want to take it to the Board, they actually should have some evidence to support the assertions because they're just assertions until you actually bring some data or evidence to bear.

CHAIRPERSON DAWSON: All right.

COMMISSIONER LORENZINI: Sue, I'd like to make a comment, too. My questioning was not meant to insult anybody. I respect the presentation and what you're doing and how you're approaching it very much, but I'm also concerned about alleviating some of the fears that the residents may have, so that's why I asked those questions, for you to have a chance to clear up and maybe allay some of their fears. Thank you.

CHAIRPERSON DAWSON: I think that's a, you know, great point. But if you go, if you move forward to the next step, you know that these are the concerns. It would be, you know, a good idea to, some of these questions that have been raised, you need to make sure you're prepared to address them to maybe allay some of these fears.

MR. BARREIRO: Okay, I will do.

APPROVED

CHAIRPERSON DAWSON: Do I have a motion?

COMMISSIONER ENNES: I would make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #21-014, a Land Use Variation to allow a tattoo parlor within the B-2 General Business Zoning District.

This approval is subject to the following conditions:

- 1. The facility shall be required to register with the Illinois Department of Public Health (DPH) as a "body shop establishment," and will need to submit to the Village a copy of the inspection permit and registration from DPH that this location is a body art establishment.**
- 2. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

COMMISSIONER WARSKOW: I second.

CHAIRPERSON DAWSON: We're on roll call or all in favor?

MR. SCHMIDT: Roll call.

CHAIRPERSON DAWSON: Okay.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. SCHMIDT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. SCHMIDT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. SCHMIDT: Chairwoman Dawson.

CHAIRPERSON DAWSON: Yes.

All right, so with that, you have the unanimous approval of the Plan Commission, but we're just a recommending body. You need to move forward then to the Board of Trustees of the Village which will have a lot more questions for you. What we look at is much more smaller, and just so the residents understand, it's much smaller with respect to the specific use. So, if you have any questions about the next steps and when your date might be, I'm sure Jake has that information and will reach out or you can reach out to him, but congratulations!

MR. BARREIRO: Thank you very much. Thank you for your time, I appreciate it.

CHAIRPERSON DAWSON: Thank you.

COMMISSIONER ENNES: Thank you.

MR. BARREIRO: You guys have a good night.

COMMISSIONER LORENZINI: Thank you.

APPROVED

(Whereupon, at 8:01 p.m., the public hearing on the above petition was adjourned.)