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ORDINANCE GRANTING A SPECIAL USE PERMIT FOR COSMETIC ENHANCEMENT
CLINIC AND ACADEMY

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WHEREAS, an application seeking a special use permit to establish and operate a permanent makeup clinic and academy in a multi-tenant office building located in the COR Mixed Use District has been filed with the Village Clerk of this Village and has been referred to the Plan Commission of this Village and has been processed in accordance with the Land Development Code of the Village of Orland Park as amended; and

WHEREAS, said Plan Commission of this Village held a public hearing on June 14, 2016, on whether the requested special use permit should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, a public notice in the form required by law was given of said public hearing by publication not more than 30 days nor less than 15 days prior to said hearing in the Orland Park Prairie, a newspaper of general circulation in this Village; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations that the requested special use be granted with this President and Board of Trustees, and this Board of Trustees have duly considered said report and findings and recommendations;

NOW THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois, as follows:

SECTION 1

The Plan Commission of this Village has made its report of findings and recommendations regarding the proposed special use. The findings of the Plan Commission are herein incorporated by reference as the findings of this President and Board of Trustees, as completely as if fully recited herein at length. All exhibits submitted at the aforesaid public hearings are also hereby incorporated by reference as fully as if attached hereto. This President and Board of Trustees further finds that the proposed special use is in the public good and in the best interests of the Village and its residents and is consistent with and fosters the purposes and spirit of the Orland Park Land Development Code as set forth in Section 1-102 thereof. Said special use is also in accordance with the provisions of the Comprehensive Land Use Plan of the Village.

SECTION 2

In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds, in relation to the proposed special use permit to establish and operate a permanent makeup clinic and academy in a multi-tenant office building located in the COR Mixed Use District, as follows:

(a) The Subject Property is located at 64 Orland Square Drive, Suite 116 within the Village of Orland Park in Cook County, Illinois. The proposal is to operate a business that offers permanent makeup and cosmetic enhancement services. Ancillary to this primary use is an academy in which one or two students would spend a week on site and receive training as permanent makeup technicians. Permanent makeup and cosmetic enhancement can be performed using two methods: manual application or application with the aid of a small hand held machine specifically designed for cosmetics. Cosmetic enhancements primarily include work done to the eyebrow, eyeliner, and lips, but may also include micro pigmentation of the scalp for people with thinning hair or alopecia, para-medical procedures, tinting the skin to mitigate the effects of Vitiligo, or disguising stretch marks or scars. Conventional tattooing is not a part of the proposed business' scope of work and has not been considered as part of this special use permit. Tattoo/body piercing shops require a special use permit in the COR Mixed Use District. There are no modifications or variances proposed for this project.

(b) The proposed development is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and the Land Development Code. The Comprehensive Plan designates this area for Regional Core Planning and the Comprehensive Land Designation is Regional Mixed Use. The Petitioner and the Subject property are in compliance with the requisite provisions of the Tattoo and Body Piercing Establishment Registration Act, and is located more than 1,000 feet from another tattoo/body piercing establishment or property line of a school, child care facility or park, in conformance with the Land Development Code.

(c) The proposed development will be consistent with the character of the immediate vicinity of the Subject Property, which is presently zoned COR Mixed Use District – Orland Square Mall to the north, and BIZ General Business District – (across 151st Street) Vacant to the south, COR Mixed Use District – Multi-tenant Office Building to the east, and COR Mixed Use District – Detention Pond to the west, where commercial uses are located. The proposed land use is compatible with the existing multi-tenant office building, the two adjacent office buildings, and the surrounding commercial land uses along Regent Drive, Orland Square Drive and 151st Street.

(d) The design of the development will minimize adverse effects, including visual impacts, on adjacent properties. The proposed use will fill a currently vacant space. There will be no changes to the existing site plan, building elevations, or landscaping. The site is accessible from two full-access drives from the north along Orland Square Drive, and adequate parking exists on the site for the proposed use. Signage will be permitted and approved via a separate sign permit review. There will be no adverse effect on the value of the adjacent property.

(e) The Petitioner has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers and schools will be capable of serving the special use at an adequate level of service. The existing building footprint shall remain. All mechanical equipment will be screened, either at grade level with landscaping or hidden behind the roofline. Exterior roof ladders are not permitted and should be located in the interior of the building.

(f) Petitioner has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.

(g) The development will not adversely affect a known archaeological, historical or cultural resource.

(h) The proposed development shall comply with all additional standards imposed on it by all other applicable requirements of the ordinances and regulations of the Village.

SECTION 3

A special use for the establishment and operation a permanent makeup clinic and academy in a multi-tenant office building located at 64 Orland Square Drive, Suite 116 in the COR Mixed Use District, is hereby granted, subject to the conditions below, and issued to Cosmetic Enhancement Clinic and Academy, for the following described property:

LOT 202 IN PARK PLAZA, BEING A RESUBDIVISION OF LOT "D"-2 OF ORLAND SQUARE PLANNED DEVELOPMENT UNIT NUMBER "D"-2 IN THE SOUTH WEST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED JANUARY 5, 1977 AS DOCUMENT 23769505, IN COOK COUNTY, ILLINOIS, ALSO AN UNDIVIDED 33 1/3 PERCENT INTEREST IN COMMON GROUND LOT 101 IN SAID PARK PLAZA; ALL IN COOK COUNTY, ILLINOIS.

PINs: 27-10-301-013-0000

This special use permit is subject to the following conditions:

A. That the Petitioner comply with all Building and Health Code Requirements.

B. That the conventional tattooing (i.e. body art) shall not take place on the premise without a separate Village approval.

C. That all new signage is approved through a separate permitting process.

SECTION 4

Petitioner shall at all times comply with the terms and conditions of this Ordinance and all other codes and ordinances of the Village unless specifically amended by this or another ordinance. In the event of non-compliance, the permit, modifications and variations of this Ordinance shall be subject to revocation by appropriate legal proceedings.

SECTION 5

The zoning map of the Village of Orland Park, Cook and Will Counties, Illinois, shall be amended so as to be in conformance with the granting of the special use as aforesaid.

SECTION 6

This Ordinance shall be in full force and effect from and after its passage and approval as required by law.