



LAND USE COMMISSION

Wednesday, March 27, 2024 | 7:00 P.M.
James C. Lytle City Council Chambers, Second Floor
Lorraine H. Morton Civic Center, 2100 Ridge Avenue

AGENDA

Those wishing to make public comments at the Land Use Commission meeting may submit written comments in advance or sign up to provide public comment in-person during the meeting by calling/texting 847-448-4311 or completing the Land Use Commission meeting online comment form available by clicking [here](https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission), or visiting the Land Use Commission webpage, <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>, clicking on How You Can Participate, then clicking on Public Comment Form. Community members may watch the Land Use Commission meeting online at www.cityofevanston.org/channel16 or on Cable Channel 16.

I. CALL TO ORDER/DECLARATION OF A QUORUM

II. APPROVAL OF MEETING MINUTES: Meeting minutes will be available at the next Commission meeting.

III. NEW BUSINESS

A. Public Hearing: Special Use | 530 Kedzie Street | 24ZMJV-0007

David Libert & Steven Libert, lessees, submit for a Special Use for a Tattoo & Body Art Establishment, Sweetheart Ink Co., in the C1a Commercial Mixed Use District (Section 6-10-3-3). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5 of the Evanston Zoning Code. PINs: 11-19-407-001-0000, 11-19-407-002-0000

IV. DISCUSSION

A. Envision Evanston 2045 Update

Staff will provide an update on progress of the Envision Evanston 2045 process, followed by discussion.

Order & Agenda Items are subject to change. Information about the Land Use Commission is available at: <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>. Questions can be directed to Meagan Jones, Neighborhood and Land Use Planner, at mmjones@cityofevanston.org or 847-448-4311. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-866-2919 (Voice) or 847-866-5095 (TTY). Requests for access assistance must be made 48 hours (two working days) in advance. Requests received with less than 48 hours (two working days) advance notice will be attempted using best efforts, but cannot be guaranteed.

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).

V. COMMUNICATION

VI. PUBLIC COMMENT

VII. ADJOURNMENT

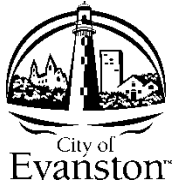
The next meeting of the Evanston Land Use Commission will be held **on Wednesday, April 17, 2024, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.

530 Kedzie Street

Tattoo & Body Art Establishment,
Sweetheart Ink

Special Use
24ZMJV-0007

LUC Recommending Body



Memorandum

To: Chair and Members of the Land Use Commission

From: Melissa Klotz, Zoning Administrator

CC: Sarah Flax, Director of Community Development
Elizabeth Williams, Planning Manager

Subject: Special Use – Tattoo & Body Art Establishment
Sweetheart Ink
530 Kedzie Street, 24ZMJV-0007

Date: March 21, 2024

Request

David Libert & Steven Libert, lessees, submit for a Special Use for a Tattoo & Body Art Establishment, Sweetheart Ink Co., in the C1a Commercial Mixed Use District (Section 6-10-3-3). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5 of the Evanston Zoning Code.

Notice

The Application has been filed in conformance with applicable procedural and public notice requirements including publication in the Evanston Review on March 7, 2024.

General Information

Applicant: David Libert and Steven Libert
Sweetheart Ink Co.
240 N. Carter Street, Unit 101
Palatine, IL 60067

Owner(s): Evanston Devco, LLC
C/O AMLI Residential
200 West Monroe St. Suite 2200
Chicago, IL 60606

PIN: 11-19-407-001-0000, 11-19-407-002-0000

Analysis

530 Kedzie Street is located on the southeast corner of Chicago Avenue and Kedzie Street in the C1a Commercial Mixed Use District. The ground-floor live-work unit is located at the northern end of the AMLI mixed-use development (ground floor commercial and live-work; residences above) that occupies much of the block.

Surrounding Zoning and Land Uses	Zoning	Land Use
North	C1a – Commercial Mixed Use District	Ground floor commercial uses Upper floors residential
South	C1a – Commercial Mixed Use District	Ground floor commercial and live-work uses Upper floors residential
East	R5 – General Residential District	Multifamily residential (mixture of low and high density)
West	C1a – Commercial Mixed Use District	Restaurant, CTA train embankment

The property and larger AMLI development is located along the Chicago Avenue corridor and is surrounded by a mixture of ground floor commercial businesses and live-work units, with office and residential uses on upper floors. The site is located approximately 500 feet from the Main Street CTA and Metra stations, though the AMLI building features substantial enclosed parking that is available to AMLI residents, businesses, and the general public patronizing the businesses. There are no Tattoo & Body Art Establishments currently operating within Evanston.

Special Use Analysis:

The Applicant requests to operate a Tattoo & Body Art Establishment, Sweetheart Ink, within an existing live-work unit. The Zoning Ordinance defines a Tattoo & Body Art Establishment as:

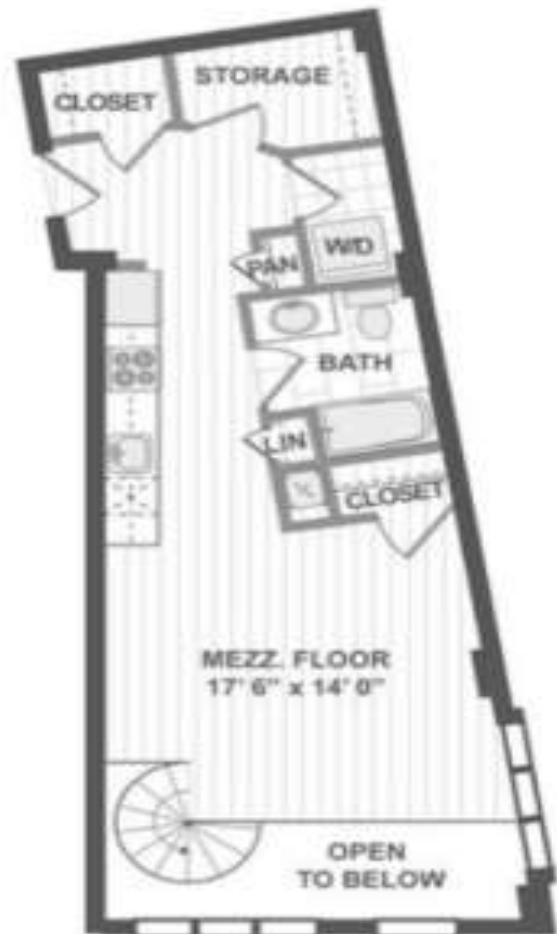
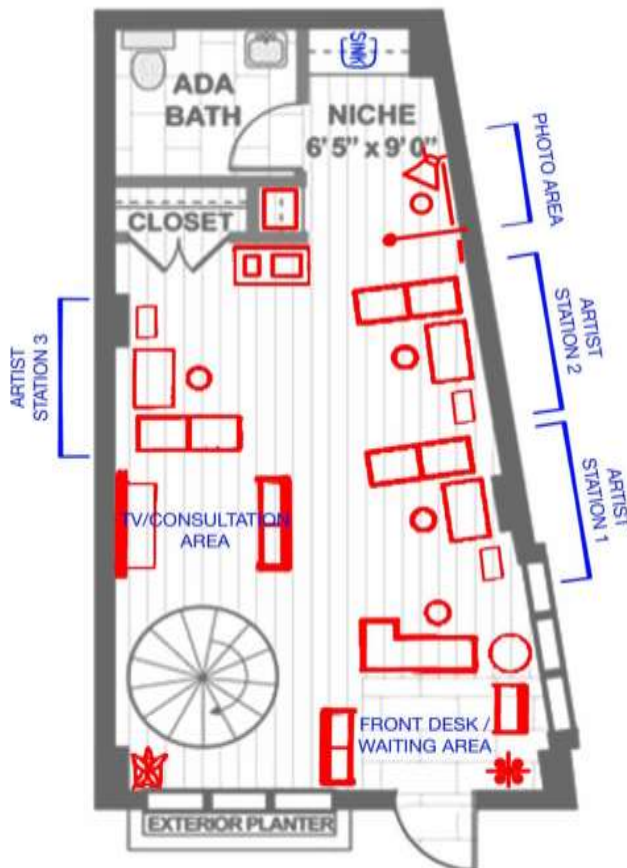
Any place, where the act of puncturing the skin to insert jewelry, ink, or other foreign items through, into, or under the skin are performed, in accordance with The Tattoo and Body Piercing Establishment Registration Act (410 ILCS 54) and The Illinois Department of Public Health's Body Art Code (77 Ill. Adm. Code 797). A salon or other similar facility that engages in minor cosmetic procedures such as microblading as an accessory use shall not be considered a tattoo and body art establishment for purposes of this Section.

The Applicant has experience as a tattoo artist at Smart Ink in Bensenville and is an active member of the Alliance of Professional Tattoo Artists. The Applicant intends to operate Sweetheart Ink at 530 Kedzie Street and offer tattooing and cosmetic tattooing. Body piercing, branding, scarification or similar types of body art services will NOT be offered.

Sweetheart Ink proposes operations as follows:

- Tattoo services offered to persons at least 18 years of age
- Hours of operation not to exceed 10am – 8pm (as limited by the Evanston Zoning Code), up to seven days a week
- Three tattooing stations within the space (see interior site plan), with a maximum of three artists working at once (in total)
- Primarily appointment-based, but walk-in clients are welcome subject to Artist availability
- Customer parking is available in the retail parking area of the on-site AMLI parking garage
- Employees will use public transit or will park in the AMLI parking garage where two dedicated parking spaces for the business are located.
- The residential portion of the space that is located within the lofted mezzanine area of the unit is not available to customers, and is the residence of the lead tattoo artist (live-work space). All business operations will be conducted on the ground floor within the commercial storefront area.

Interior Site Plan (ground floor commercial and mezzanine level residential):



The Applicant confirms all applicable Federal and State requirements will be met and confirmed via approval by the Evanston Health Department including:

- All tattoo artists are professionally trained and have completed the Blood Borne Pathogen Training required by OSHA.
- State of Illinois Tattoo and Body Piercing Establishment Registration Act (410 ILCS 54) and related State requirements are met.
- All disinfection, sterilization, single-use item requirements, and biohazard waste requirements are met.

No public comments have been received, and staff is not aware of any opposition to the request.

Staff Review

The Special Use application was reviewed by staff. The following conditions are suggested for consideration:

1. Hours of operation shall not exceed 10am - 8pm, 7 days a week.
2. Employees shall not utilize metered street parking while working.
3. All applicable Federal, State, and local licensing, certifications, trainings, and inspections for the business and every employee shall be maintained as long as the facility is in operation.
4. Substantial compliance with the documents and testimony on record.
5. Recordation of the special use ordinance with the Cook County Recorder of Deeds is required.

Department Recommendation

The Community Development Department finds the Standards for Approval (Section 6-3-5-10) are met and recommends approval of the Special Use and consideration of the above conditions for operation at 530 Kedzie Street.

Standards for Approval

The proposed Special Use must follow the Standards for a Special Use (Section 6-3-5-10). For the Land Use Commission to recommend that the City Council grant a special use, the LUC must find that each proposed special use:

1. Is one of the listed special uses for the zoning district in which the property lies;
2. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance;
3. Does not cause a negative cumulative effect in combination with existing special uses or as a category of land use;
4. Does not interfere with or diminish the value of property in the neighborhood;
5. Is adequately served by public facilities and services;
6. Does not cause undue traffic congestion;
7. Preserves significant historical and architectural resources;
8. Preserves significant natural and environmental resources;
9. Complies with all other applicable regulations;

Action by the Commission

After making findings of fact as to whether or not the requested special use meets or does not meet the aforementioned Standards for Special Use, the Land Use Commission may make a recommendation to the Planning & Development Committee of the City Council to recommend approval, denial, or no recommendation (in the case of a tie) for the special use requested. The Commission may choose to include recommended conditions that the City Council may then consider when making the final determination. The Land Use Commission is the recommending body and the City Council is the determining body (Section 6-3-5-8).

Attachments

Aerial View of Property

Zoning Map of Property

Image of Property

Special Use Application – submitted February 23, 2024

Operations Summary

Plat of Survey

Interior Site Plans

Staff Comments

Public Notice



Kedzie St

Chicago Ave

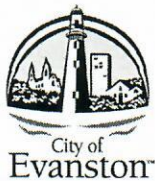
Madison St

City of Evanston IL, Imagery courtesy Cook County GIS

The map displays a section of Chicago with the following features:

- Streets:** Custer Ave, Madison St, Chicago Ave, Homan Ave, and Kedzie St are visible.
- Zoning Districts:**
 - B2:** Purple area in the top left.
 - OS:** Green area in the top left.
 - R4:** Yellow area in the top left.
 - C2:** Pink area in the center left.
 - R6:** Orange area in the top right.
 - R5:** Light orange area in the bottom right.
 - R2:** Yellow area in the bottom left.
 - MXE:** Grey area in the bottom left.
- Landmarks:** Morris Park is labeled in the center left.
- Specific Location:** A blue circle with a black dot is located on Chicago Ave, near the intersection with Madison St, within the C1a zoning district.
- Lot Numbers:** Numerous lot numbers are scattered throughout the map, including 824, 822, 705, 701, 817, 815 A, 811, 809, 807, 805, 803, 801, 427, 425, 423, 421, 804, 800, 751, 747, 625, 750, 740, 705, 740, 702, 724, 722, 721, 719, 717, 713, 731, 729, 727, 725, 723, 721, 719, 717, 715, 713, 711, 709, 825, 823 1/2, 823, 821, 817, 820, 816, 814, 804, 800, 777, 739, 737, 735 1/2, 733, 735, 731, 729, 725, 727, 723, 721, 717, 719, 738, 738 1/2, 740, 736, 734 1/2, 734, 730, 732, 728 1/2, 728, 726, 722, 724, 720, 718, 716, 712, 750, 748, 746, 744, 510, 750, 748, 746, 744, 738, 738 1/2, 740, 736, 734 1/2, 734, 730, 732, 728 1/2, 728, 726, 722, 724, 720, 718, 716, 712, 777, 739, 737, 735 1/2, 733, 735, 731, 729, 725, 727, 723, 721, 717, 719, 731, 729, 727, 725, 723, 721, 719, 717, 715, 713, 711, 709, 750, 748, 746, 744, 510, 750, 748, 746, 744, 738, 738 1/2, 740, 736, 734 1/2, 734, 730, 732, 728 1/2, 728, 726, 722, 724, 720, 718, 716, 712, 777, 739, 737, 735 1/2, 733, 735, 731, 729, 725, 727, 723, 721, 717, 719.





SPECIAL USE APPLICATION

CASE #: _____

zoning office use only

1. PROPERTY

Address 530 Kedzie St. Evanston, IL 60202 (also know as Unit 530-L at 737 Chicago Ave. - AMLI-Evanston)

Permanent Identification Number(s):

PIN 1: 11-19-407-001-0000 PIN 2: 11-19-407-002-0000

(Note: An accurate plat of survey for all properties that are subject to this application **must** be submitted with the application.)

2. APPLICANT

Name: David Libert and Steven Libert

Organization: Sweetheart Ink Co.

Address: 240 N. Carter Street, Unit 101

City, State, Zip: Palatine, IL 60067

Phone: Work: _____ Home: _____ Cell/Other: 847-452-2082 (Steven)

Fax: Work: _____ Home: _____

E-mail: stevenclibert@gmail.com (Steven)

Please circle the primary means of contact.

What is the relationship of the applicant to the property owner?

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> same | <input type="checkbox"/> builder/contractor | <input type="checkbox"/> potential purchaser | <input type="checkbox"/> potential lessee |
| <input type="checkbox"/> architect | <input type="checkbox"/> attorney | <input checked="" type="checkbox"/> lessee | <input type="checkbox"/> real estate agent |
| <input type="checkbox"/> officer of board of directors | <input type="checkbox"/> other: _____ | | |

3. PROPERTY OWNER (Required if different than applicant. All property owners must be listed and must sign below.)

Name(s) or Organization: Evanston Devco, LLC c/o AMLI Residential

Address: 200 West Monroe St. Suite 2200

City, State, Zip: Chicago, IL 60606

Phone: Work: 847-440-9966 Home: _____ Cell/Other: _____

Fax: Work: _____ Home: _____

E-mail: _____

Please circle the primary means of contact.

"By signing below, I give my permission for the Applicant named above to act as my agent in all matters concerning this application. I understand that the Applicant will be the primary contact for information and decisions during the processing of this application, and I may not be contacted directly by the City of Evanston. I understand as well that I may change the Applicant for this application at any time by contacting the Zoning Office in writing."

Eric Farrar by: Eric Farrar
Property Owner(s) Signature(s) -- **REQUIRED**

2/15/24
Date

4. SIGNATURE

"I certify that all of the above information and all statements, information and exhibits that I am submitting in conjunction with this application are true and accurate to the best of my knowledge."

BY: STEVEN LIBERT
Applicant Signature -- **REQUIRED**

2/15/2024
Date

5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- | | | | |
|----|-------------------------------------|---|---------------------------|
| | <input checked="" type="checkbox"/> | (This) Completed and Signed Application Form | |
| NA | <input type="checkbox"/> | Plat of Survey | Date of Survey: _____ |
| | <input checked="" type="checkbox"/> | Project Site Plan | Date of Drawings: _____ |
| | <input checked="" type="checkbox"/> | Plan or Graphic Drawings of Proposal (If needed, see notes) See attached | |
| NA | <input type="checkbox"/> | Non-Compliant Zoning Analysis | |
| NA | <input type="checkbox"/> | Proof of Ownership | Document Submitted: _____ |
| | <input checked="" type="checkbox"/> | Application Fee | Amount \$ _____ |

Notes: Incomplete applications will not be accepted. Although some of these materials may be on file with another City application, individual City applications must be complete with their own required documents.

Plat of Survey

- (1) One copy of plat of survey, drawn to scale, that accurately reflects current conditions.

Site Plan

- (1) One copy of site plan or floor plans, drawn to scale, showing all dimensions.

Plan or Graphic Drawings of Proposal

A Special Use application requires graphic representations for any elevated proposal-- garages, home additions, roofed porches, etc. Applications for a/c units, driveways, concrete walks do not need graphic drawings; their proposed locations on the submitted site plan will suffice.

Proof of Ownership

Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents).

- **Tax bill will not be accepted as Proof of Ownership.**

Non-Compliant Zoning Analysis

This document informed you that the proposed change of use is non-compliant with the Zoning Code and requires a variance.

Application Fee

The application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card.

6. PROPOSED PROJECT

A. Briefly describe the proposed Special Use:

To open and operate a Tattoo and Body Art Establishment in accordance with the Tattoo and Body Piercing Establishment Registration Act (410 ILCS 54) and The Illinois Department of Public Health's Body Art Code (77 Ill. Adm. Code 797), Evanston Municipal Code of Ordinance (6-4-12 Special Regulations Pertaining to Tattoo and Body Art Establishments), and any additional provisions that may be required by the Evanston Health and Human Services Department.

All services shall be provided by professionally trained and licensed artists during the business hours of 10:00am and 8:00pm as dictated by sec 6-4-12 of the Muncipal Code . See attached.

APPLICANT QUESTIONS

- a) Is the requested special use one of the special uses specifically listed in the Zoning Ordinance? What section of the Zoning Ordinance lists your proposed use as an allowed special use in the zoning district in which the subject property lies? (See Zoning Analysis Review Sheet)

Yes, the requested special use is eligible in the Commercial (C1a) zoning district where the subject property lies, pursuant to Evanston Municipal Code of Ordinance (6-4-12 Special Regulations Pertaining to Tattoo and Body Art Establishments).

- b) Will the requested special use interfere with or diminish the value of property in the neighborhood? Will it cause a negative cumulative effect on the neighborhood?

The Tattoo Studio use will not interfere with or diminish the neighborhood property values, nor cause a negative cumulative effect on the neighborhood. Tattoo studios often contribute to the cultural vibrancy of a neighborhood by fostering creativity and artistic expression. We plan to actively and positively engage with the local community through events, collaborations with other local businesses, and promote safe body art practices to the community of Evanston. Subject to client privacy (with use of screening as needed), the storefront and Studio interior will be visible and inviting to the public along both Chicago Avenue and Kedzie Street.

- c) Will the requested special use be adequately served by public facilities and services?

Yes, the current public facilities/services are currently in place to service this special use.

d) Will the requested special use cause undue traffic congestion?

The premises will have 3 Artist workstations and a reception area. We anticipate that there will likely a total of 3 Artists or less, including the Lead Artist/owner who will live in the residential portion of the premises. We do not anticipate undue traffic congestion or excessive parking needs. Customer parking shall be available in the retail parking area of the AMLI garage adjacent to the subject property, as well as on public streets with metered and non-metered parking. Employees who do not utilize nearby public transit may park on public streets (non-metered parking) which is plentiful +/-2 blocks east of the subject property. Owner/operator has dedicated parking in the residents-area of the AMLI garage.

e) Will the requested special use preserve significant historical and architectural resources?

There will be no exterior changes to the existing premises.

—

f) Will the requested special use preserve significant natural and environmental features?

There will be no changes to the existing premises.

g) Will the requested special use comply with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation?

Yes.



City of Evanston DISCLOSURE STATEMENT

(This form is required for all Major Variances and Special Use Applications)

The Evanston City Code, Title 1, Chapter 18, requires any persons or entities who request the City Council to grant zoning amendments, variations, or special uses, including planned developments, to make the following disclosures of information. The applicant is responsible for keeping the disclosure information current until the City Council has taken action on the application. For all hearings, this information is used to avoid conflicts of interest on the part of decision-makers.

1. If applicant is an agent or designee, list the name, address, phone, fax, and any other contact information of the proposed user of the land for which this application for zoning relief is made: Does not apply.

2. *If a person or organization owns or controls the proposed land user*, list the name, address, phone, fax, and any other contact information of person or entity having constructive control of the proposed land user. Same as number ____ above, or indicated below. (An example of this situation is if the land user is a division or subsidiary of another person or organization.) Does not apply.

3. List the name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number 3. above, or indicated below.

4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number 3. above, or indicated below.

If Applicant or Proposed Land User is a Corporation

Any corporation required by law to file a statement with any other governmental agency providing substantially the information required below may submit a copy of this statement in lieu of completing a and b below.

a. Names and addresses of all officers and directors.

David Libert, President, Sweetheart Ink Co. (IL S-Corp) - 240 N. Carter Street, Unit 101, Palatine, IL 60067

Steven Libert, Treasurer, Sweetheart Ink Co. - 1317 W Greenleaf Ave, Apt 1, Chicago, IL 60626

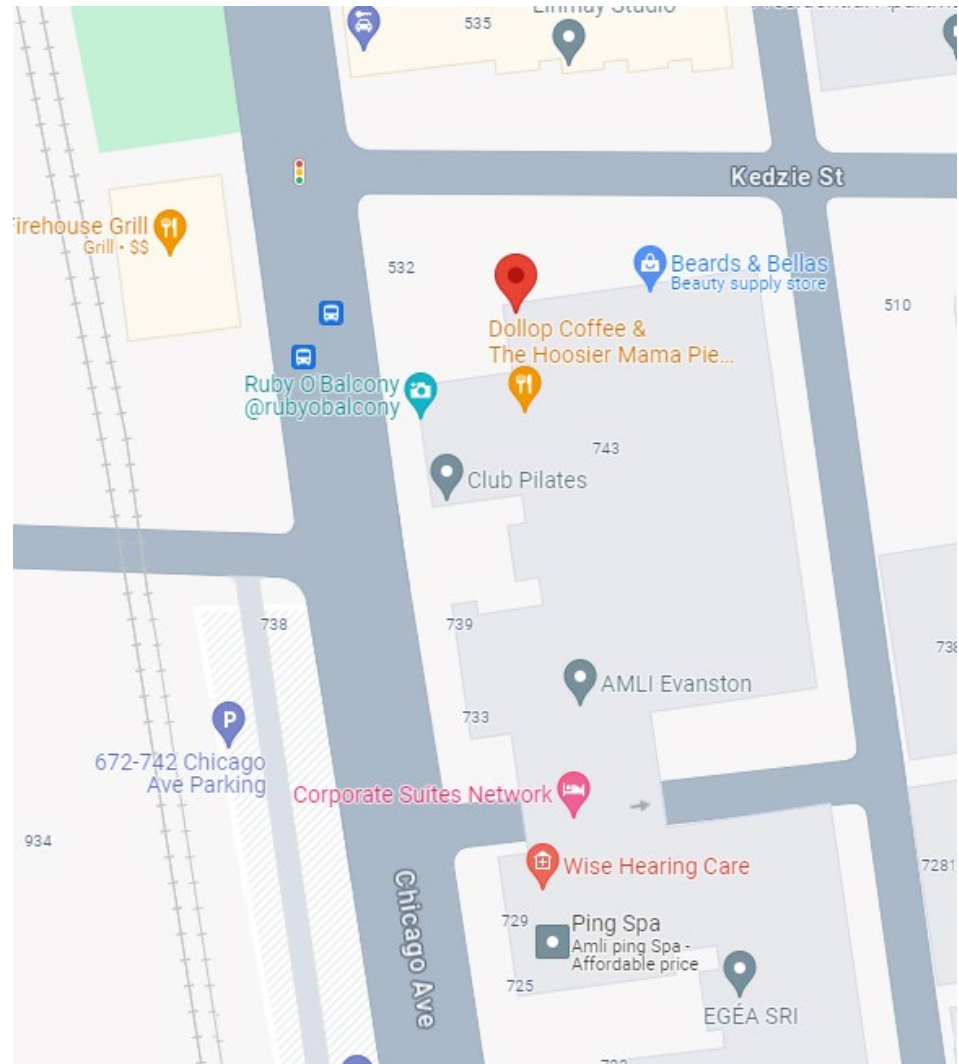
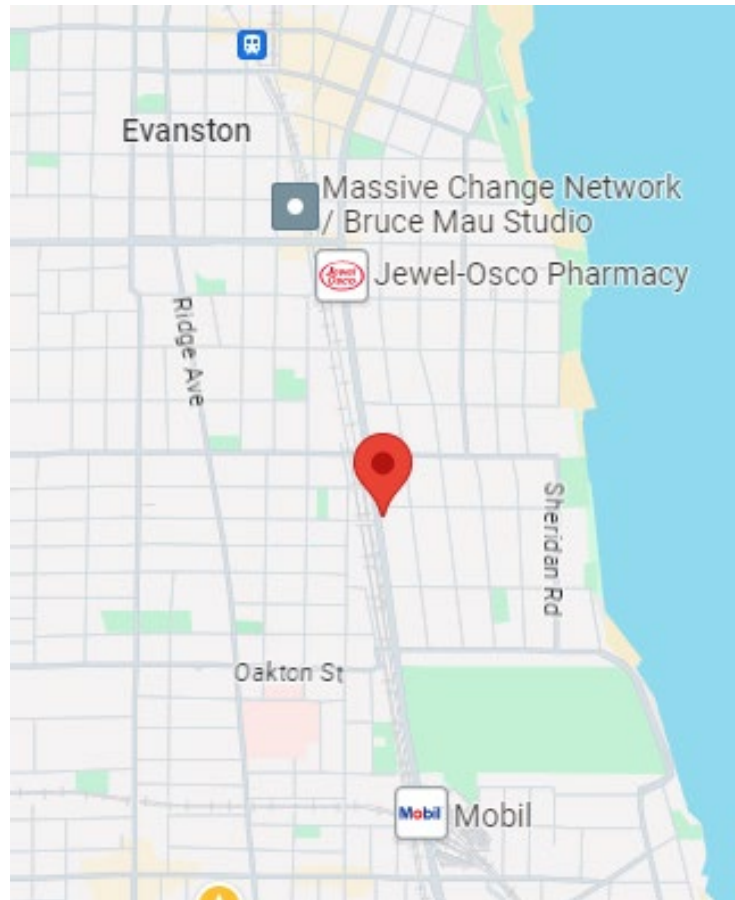
b. Names, addresses, and percentage of interest of all shareholders. If there are fewer than 33 shareholders, or shareholders holding 3% or more of the ownership interest in the corporation or if there are more than 33 shareholders.

David Libert, President, Sweetheart Inc. Co. (IL S-Corp), 100% Shareholder

If Applicant or Proposed Land User is not a Corporation

Name, address, percentage of interest, and relationship to applicant, of each partner, associate, person holding a beneficial interest, or other person having an interest in the entity applying, or in whose interest one is applying, for the zoning relief.

Property Location Map



Property Location Aerial Photo



Property Exterior Photos



Operations Overview

Compliance and Licensing:

The Tattoo and Body Art Establishment (Tattoo Studio) operations shall be licensed by/registered with the Illinois Department of Public Health (IDPH), shall be subject to inspection by IDPH and the Evanston Health Department and shall be compliant with:

- State of Illinois Tattoo and Body Piercing Establishment Registration Act [410 ILCS 54] and the related Administrative Code: Title 77, Chapter I, Part 797 (IL Code)
- Evanston, IL Code of Ordinances Section 6-4-12 – Special Regulations Pertaining to Tattoo and Body Art Establishments (Evanston Code)
- IL Code operational requirements include Premises requirements, operational requirements, Artist proficiency requirements, disinfection and sterilization procedures, single-use item requirements, “sharps” and biohazard waste requirements.

<https://www.ilga.gov/Commission/jcar/admincode/JCARTitlePart.asp?Title=077&Part=0797>

Services Provided:

- The Tattoo Studio shall primarily be offering tattooing services: a method of placing ink or other pigment into the skin or mucosa by the aid of needles or any other instrument used to puncture the skin, resulting in permanent coloration of the skin or mucosa, and shall also include cosmetic tattooing.
- The Tattoo Studio shall **NOT** be offering body piercing, branding, scarification or similar types body art services.

Clients/Customers and Artists:

- Services shall only be provided to persons at least 18 years of age.
- Services shall be provided only by trained and proficient body artists/apprentice body artists (Artists), who are at least 18 years of age and are certified as having completed the "Bloodborne Pathogen Training", as required by OSHA (29 CFR 1910.1030).
- It is anticipated that there will be three Artist workstations with no more than three Artists working at the same time.

Hours of Operation, Access and Parking:

- Pursuant to Evanston Code, the Tattoo Studio shall not operate outside the hours of 10:00 a.m. - 8:00 pm on any given day.
- Days of operation may include up to 7 days per week / 365 days per year.
- Services will primarily be provided by appointment, but “walk-in” clients will be welcome subject to Artist availability.
- Services shall be provided solely on the first floor of the premises, and clients shall NOT have access to the mezzanine residential level.
- Customer parking shall be available in the retail parking area of the AMLI garage adjacent to the subject property.
- Employees who do not use nearby public transit may park on public streets (non-metered, without time limitations) 2 blocks east of the subject property. Owner/operator has dedicated parking in the residents-area of the AMLI garage.

Applicant Experience and Background

David Libert, President – Sweetheart Ink Co.

David Libert is the sole shareholder and President of Sweetheart Ink Co., an Illinois S-Corp formed to own and operate an independent tattoo business. As President and Lead Tattoo Artist, David will manage overall company operations, including day-to-day on-site operations and oversight of Artists at the studio.

David graduated from Columbia College Chicago with an interdisciplinary degree in illustration and graphic design, specializing in concept art for video games and movies. With a diverse skill set acquired through courses in painting, sculpting, design, and concept art, David embarked on a tattoo apprenticeship under Kurt Jacobsen to bring his love of concept art to the intimate medium of tattoos.

Over the past 6 years, David has dedicated himself to honing his craft and business acumen in the tattoo industry. He has educated and tattooed hundreds of clients, fulfilling their artistic visions and even providing meaningful tattoos for terminally ill patients. David continues to invest in his education, participating in programs such as Tattoo Business Mastery has earned industry recognition for his artistry and professionalism, including acceptance to prestigious events like the Evergreen Tattoo Convention, an annual invitation-only gathering showcasing top tattoo artists from around the country.

David is an active member of the Alliance of Professional Tattooists (APT), a non-profit organization dedicated to advocating for tattooists and the tattoo trade. As a member, David contributes to efforts such as providing accurate health and safety information, offering professional association for tattoo artists, and facilitating bloodborne pathogens training courses to ensure industry standards are met. David is committed to educating citizens young and old about safe tattooing practices, aiming to promote health and safety within the community.

Currently based at Smart Ink in Bensenville, David is eager to bring his passion for concept art, tattooing, and promoting safe body art practices to the community of Evanston.

Website: <https://davidliberttattoo.com/>

Instagram: https://www.instagram.com/thedavidlibert/?utm_source=ig_embed&utm_campaign=loading

Applicant Experience and Background

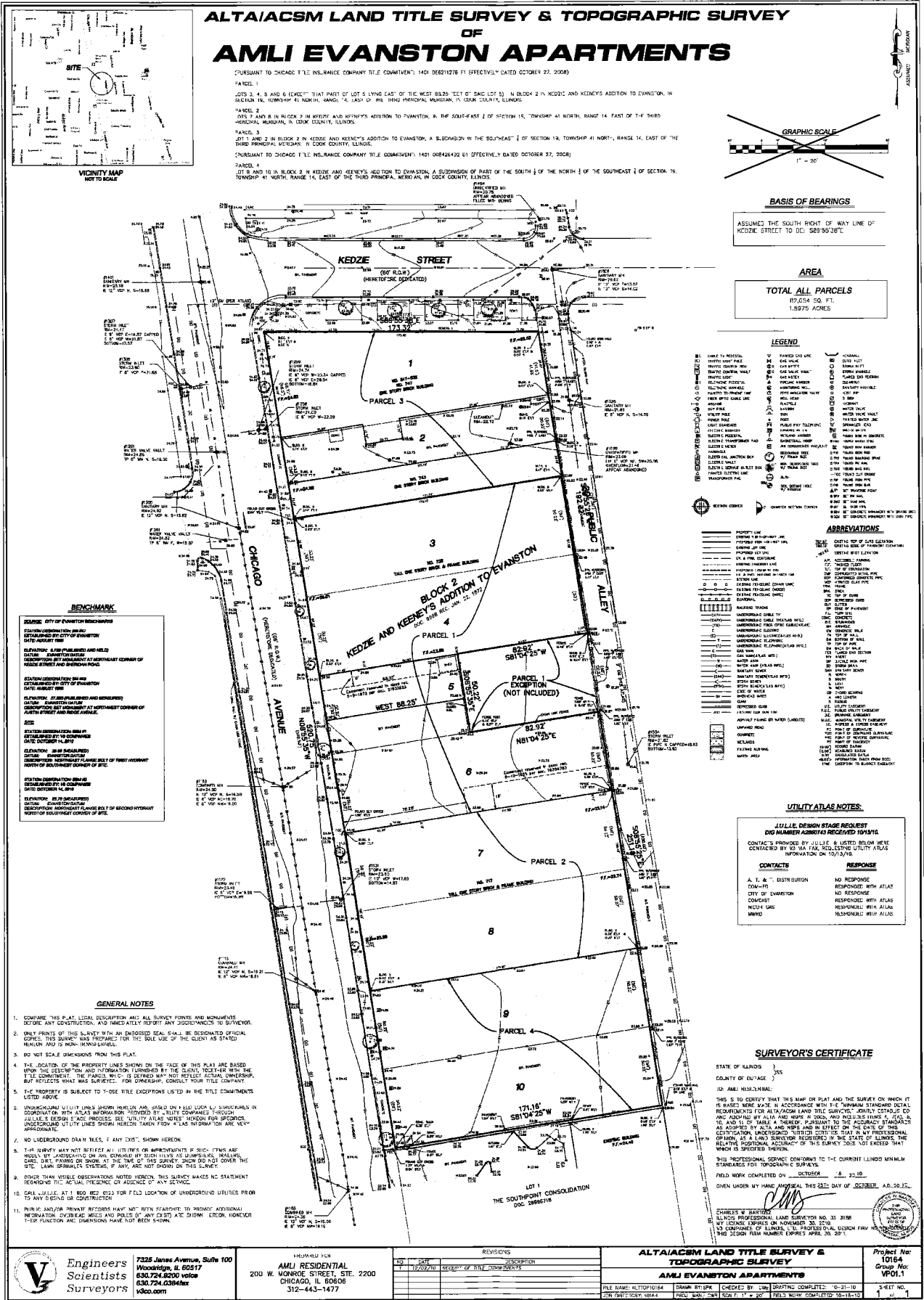
Steven Libert, Treasurer - Sweetheart Ink, Co

Steve Libert is the Treasurer of Sweetheart Ink, Co. and assists his son David Libert in the certain business aspects and financial management of the new company, including business planning, and financial analysis.

Separate and apart from Sweetheart Inc, Steve is a co-founding principal at CCM Commercial Mortgage, where he spends the majority of his time focusing on arranging debt and equity solutions for clients focused on the acquisition, development, and recapitalization of commercial real estate assets, with a specialty in the self-storage asset class.

While an expert in several commercial real estate asset classes, Mr. Libert has focused on the self-storage industry and today is one of the industry-leading experts in the financing of self-storage properties nationwide. Mr. Libert is a regular speaker at national and state self-storage industry conferences, and his articles have been published by the industry's leading trade publications for many years.

In addition to providing over \$5 billion of debt and equity solutions throughout his career as a lender and broker, Mr. Libert's experience includes commercial real estate investment, development, and advisory services.



TRANSIT-ORIENTED DEV. MIXED USE BUILDING
CHICAGO & KEDZIE, EVANSTON, IL
FOR EVANSTON DEVCO, LLC

1. M. J. JONES, SE	2. J. J. JONES, SE	3. J. J. JONES, SE	4. J. J. JONES, SE
5. J. J. JONES, SE	6. J. J. JONES, SE	7. J. J. JONES, SE	8. J. J. JONES, SE
9. J. J. JONES, SE	10. J. J. JONES, SE	11. J. J. JONES, SE	12. J. J. JONES, SE
13. J. J. JONES, SE	14. J. J. JONES, SE	15. J. J. JONES, SE	16. J. J. JONES, SE
17. J. J. JONES, SE	18. J. J. JONES, SE	19. J. J. JONES, SE	20. J. J. JONES, SE
21. J. J. JONES, SE	22. J. J. JONES, SE	23. J. J. JONES, SE	24. J. J. JONES, SE
25. J. J. JONES, SE	26. J. J. JONES, SE	27. J. J. JONES, SE	28. J. J. JONES, SE
29. J. J. JONES, SE	30. J. J. JONES, SE	31. J. J. JONES, SE	32. J. J. JONES, SE
33. J. J. JONES, SE	34. J. J. JONES, SE	35. J. J. JONES, SE	36. J. J. JONES, SE
37. J. J. JONES, SE	38. J. J. JONES, SE	39. J. J. JONES, SE	40. J. J. JONES, SE
41. J. J. JONES, SE	42. J. J. JONES, SE	43. J. J. JONES, SE	44. J. J. JONES, SE
45. J. J. JONES, SE	46. J. J. JONES, SE	47. J. J. JONES, SE	48. J. J. JONES, SE
49. J. J. JONES, SE	50. J. J. JONES, SE	51. J. J. JONES, SE	52. J. J. JONES, SE
53. J. J. JONES, SE	54. J. J. JONES, SE	55. J. J. JONES, SE	56. J. J. JONES, SE
57. J. J. JONES, SE	58. J. J. JONES, SE	59. J. J. JONES, SE	60. J. J. JONES, SE
61. J. J. JONES, SE	62. J. J. JONES, SE	63. J. J. JONES, SE	64. J. J. JONES, SE
65. J. J. JONES, SE	66. J. J. JONES, SE	67. J. J. JONES, SE	68. J. J. JONES, SE
69. J. J. JONES, SE	70. J. J. JONES, SE	71. J. J. JONES, SE	72. J. J. JONES, SE
73. J. J. JONES, SE	74. J. J. JONES, SE	75. J. J. JONES, SE	76. J. J. JONES, SE
77. J. J. JONES, SE	78. J. J. JONES, SE	79. J. J. JONES, SE	80. J. J. JONES, SE
81. J. J. JONES, SE	82. J. J. JONES, SE	83. J. J. JONES, SE	84. J. J. JONES, SE
85. J. J. JONES, SE	86. J. J. JONES, SE	87. J. J. JONES, SE	88. J. J. JONES, SE
89. J. J. JONES, SE	90. J. J. JONES, SE	91. J. J. JONES, SE	92. J. J. JONES, SE
93. J. J. JONES, SE	94. J. J. JONES, SE	95. J. J. JONES, SE	96. J. J. JONES, SE
97. J. J. JONES, SE	98. J. J. JONES, SE	99. J. J. JONES, SE	100. J. J. JONES, SE

Sheet No: C2.0

Balsamo, Olson & Lewis, Ltd.
One South 376 Summit Avenue
Oakbrook Terrace, Illinois 60181
630/625-9800 FAX 630/625-9809
Copyright 2008 Balsamo, Olson & Lewis, Ltd.

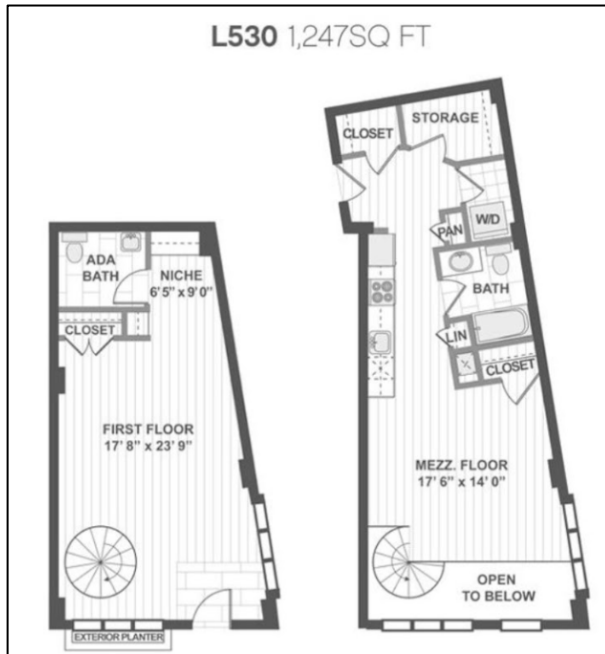
V8 Companies
2222 West 10th Street
Chicago, IL 60612
800.724.9200 phone
800.724.9202 fax
www.v8co.com

TRANSIT-ORIENTED DEV. MIXED USE BUILDING
CHICAGO & KEDZIE, EVANSTON, IL
FOR EVANSTON DEVCO, LLC

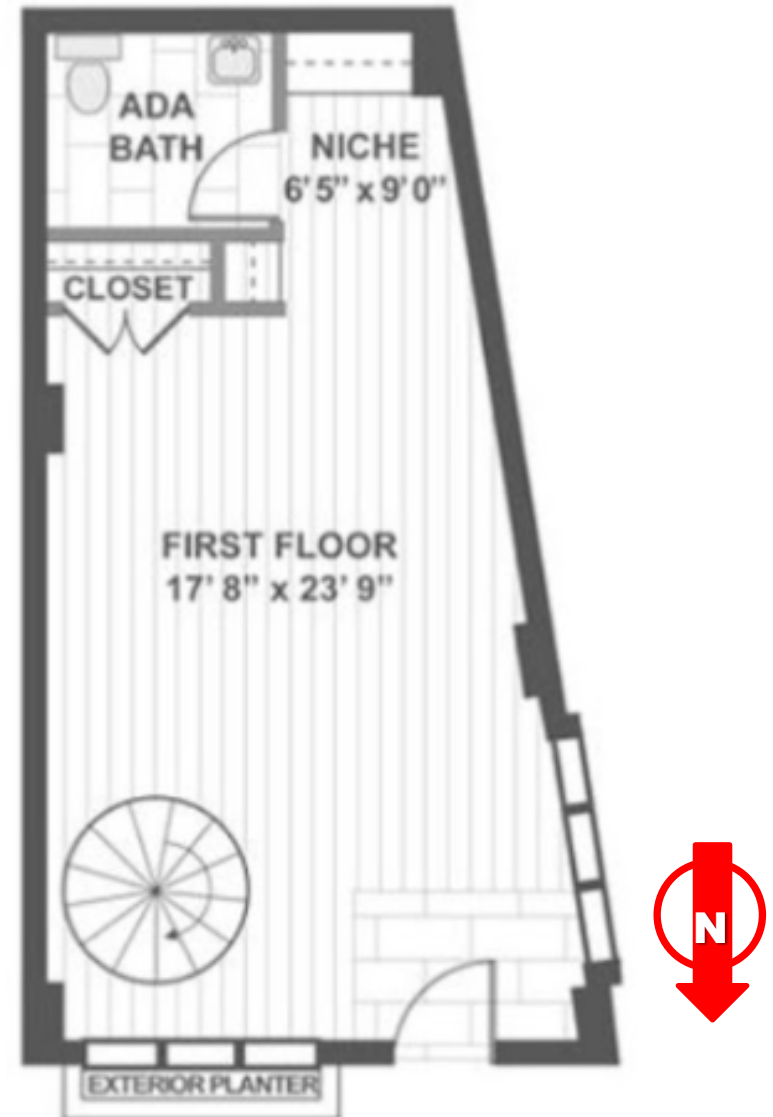
ALTA/ACSM LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY

Sheet No: C2.0

Floor Plan - Overview

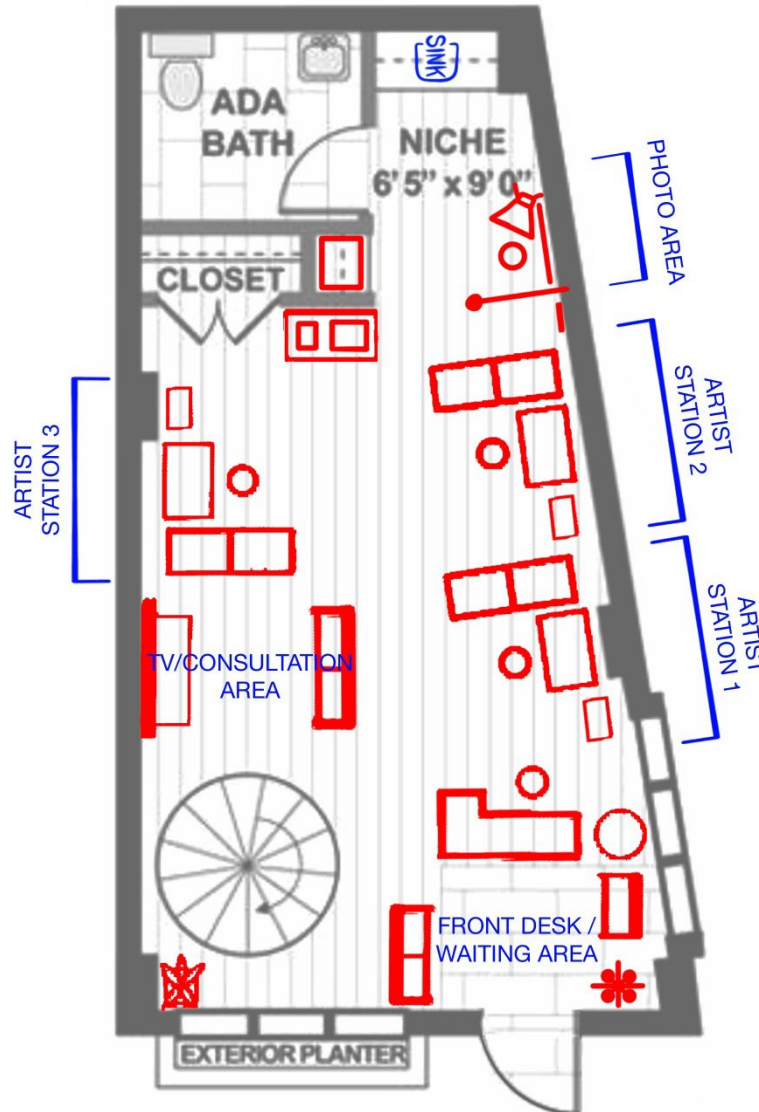


**Tattoo and Body Art Use
1st Floor only**



Floor Plan – Detailed - Tattoo Studio (1st Floor only)

Tattoo and Body Art Use
1st Floor only →



STAFF COMMENTS - 530 Kedzie Avenue

Request: Special Use for a Tattoo & Body Art Establishment in the C1a District. No exterior changes to the property are proposed (other than signage).

Comments:

Health: Please advise the applicant that prior to opening an inspection by the Evanston Health Department is required. I will be the contact.

- Proof of Certificate of Registration with IDPH to operate a body art establishment will be needed.
- Proof of education including blood borne pathogen training meeting OSHA standards would be needed.

Parking: Employees who do not use nearby public transit may park on public streets (non-metered, without time limitations) 2 blocks east of the subject property. Owner/operator has dedicated parking in the residents-area of the AMLI garage.

Parking would like to add employees need to follow all parking posted restrictions and cannot park in residential parking zones.

Fire: This building is fully sprinklered. The drawings don't appear to show any partition walls being built but if they do we will have to reevaluate for sprinkler coverage.

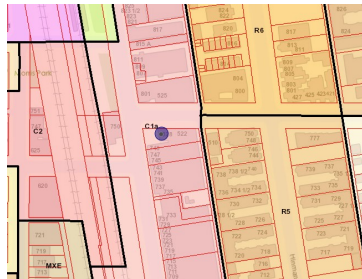
Building: The first floor must comply with the Illinois Accessibility Code.

NOTICE OF A PUBLIC HEARING

Evanston Land Use Commission

Wednesday, March 27, 2024, 7:00 pm
Morton Civic Center, 2100 Ridge Avenue
Council Chambers

Please be advised, as you own, or otherwise may have interest in a property within 500 ft. of the address listed below, for which the following zoning application will be discussed:



Special Use Permit | 530 Kedzie Street | 24ZMJV-0007

David Libert & Steven Libert, lessees, submit for a Special Use for a Tattoo & Body Art Establishment, Sweetheart Ink Co., in the C1a Commercial Mixed Use District (Section 6-10-3-3). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5 of the Evanston Zoning Code. PINs: 11-19-407-001-0000, 11-19-407-002-0000

Those wishing to make public comments at the Land Use Commission meeting may attend in-person or submit written comments in advance by calling/texting 847-448-4311 or completing the Land Use Commission online comment form available online here: <https://bit.ly/lucpubliccomment>. Information about the Land Use Commission is available online at www.cityofevanston.org/government/land-use-commission. Questions can be directed to Melissa Klotz, Zoning Administrator, at 847-448-8153 or via e-mail at mklotz@cityofevanston.org. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact the Community Development Department 48 hours in advance of the scheduled meeting so that accommodations can be made at 847-448-8170 (Voice) or 847-866-5095 (TDD). La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847-448-4311 (voz) o 847-866-5095 (TTY).