

VILLAGE OF BRADLEY

ORDINANCE NO. 0-1-22-01

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY
WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS
(1111 Blatt Blvd., Bradley, Illinois 60915)

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 14 DAY OF November, 2022

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley,
Kankakee County, Illinois this 14 day of Nov., 2022

ORDINANCE NO. 0-11-22-01

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY
WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS
(1111 Blatt Blvd., Bradley, Illinois 60915)**

WHEREAS, the President and Board of Trustees of the Village of Bradley, Kankakee County, Illinois, have the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the health, safety, and welfare of its citizens; and

WHEREAS, the land described in Section 2 of this Ordinance (the “Subject Property”), *infra*, is located within the corporate boundaries of the Village; and

WHEREAS, the Subject Property is presently zoned B-2 (Commercial); and

WHEREAS, on September 21, 2022, Ms. Brianna Haug and the Electric Lady Lounge (collectively the “Applicant”) submitted an application to the Village requesting that the Village grant the Applicant a special use permit authorizing the operation of a Tattoo Parlor on the Subject Property (the “Special Use Permit”); and

WHEREAS, the operation of a Tattoo Parlor is a permissible special use for a B-2 (Commercial) District pursuant to Section 60-153 of the Village of Bradley Code of Ordinances (the “Village Code”); and

WHEREAS, the owner of the Subject Property has authorized the Applicant to apply for the Special Use Permit; and

WHEREAS, the Applicant’s application, along with all necessary documentation and supporting data (collectively the “Application”), has been submitted to the President and Board of Trustees of the Village by the Village of Bradley Planning and Zoning Commission (the “Plan Commission”); and

WHEREAS, the Plan Commission held a public hearing to consider the Application on Tuesday, November 1, 2022, with notice having been properly given for the same, and at that time made all findings of fact required by and pursuant to the Village Code; and

WHEREAS, the Plan Commission has recommended that the President and Board of Trustees approve the Application and pass this Ordinance granting the Applicant’s request; and

WHEREAS, the Plan Commission has supported its recommendation by setting forth its findings of fact in accordance with the requirements of the Village Code (the Plan Commission’s findings of fact and recommendation of approval are attached hereto as Exhibit A and fully incorporated herein); and

WHEREAS, the President and Board of Trustees of the Village hereby approve and adopt the Plan Commission’s findings of fact; and

WHEREAS, the President and Board of Trustees of the Village have determined that the Special Use Permit (and the Tattoo Parlor proposed to be operated thereunder) granted by this Ordinance:

- (1) Is necessary for the public convenience at the location of the Subject Property; and
- (2) Is designated, located, and proposed to be operated in a fashion that will protect the public health, safety, and welfare; and
- (3) Will not cause substantial injury to the value of other properties in the surrounding neighborhood; and
- (4) Conforms to the applicable regulations of the B-2 (Commercial) District in which the Subject Property is located.

WHEREAS, the President and Board of Trustees of the Village hereby find that it is in the best interest of the citizens of the Village to grant the Applicant a special use permit authorizing the Applicant to operate a Tattoo Parlor on the Subject Property.

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1. The President and Board of Trustees hereby find that all of the recitals contained in the preamble to this Ordinance are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

SECTION 2. That the President and Board of Trustees of the Village hereby accept the recommendations of the Plan Commission and grant and approve a special use permit for the purpose of operating a Tattoo Parlor pursuant to Section 60-153 of the Village Code over and upon the land legally described in this Section (hereinafter the "Subject Property"). The Subject Property is zoned B-2 (Commercial) and is legally described as follows:

A TRACT OF LAND IN OUTLOT 2 IN RIVERLANE SUBDIVISION, SECOND ADDITION BEING A PART OF THE NORTH HALF OF THE SOUTH HALF OF THE JACQUES JONVEAU RESERVATION, LYING WEST OF VASSEUR AVENUE AND EAST OF THE KANKAKEE RIVER IN TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS, BEGINNING 160 FEET NORTH OF THE SOUTHWEST CORNER OF SAID OUTLOT 2, WHICH SHALL BE KNOWN AS THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE IN A NORTHERLY DIRECTION ON THE WEST LINE OF SAID OUTLOT 2, 100 FEET, THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID OUTLOT 2, 125 FEET, THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID OUTLOT 2, 100 FEET, THENCE WEST 125 FEET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF KANKAKEE, IN THE

STATE OF ILLINOIS AND A TRACT OF LAND IN OUTLOT 2 IN RIVERLANE SUBDIVISION, SECOND ADDITION, BEING A PART OF THE NORTH HALF OF THE SOUTH HALF OF JACQUES JONVEAU RESERVATION LYING WEST OF VASSEUR AVENUE AND EAST OF THE KANKAKEE RIVER IN TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS: BEGINNING IN THE SOUTHWEST CORNER OF SAID OUTLOT 2 WHICH SHALL BE KNOW AS THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE IN A NORTHERLY DIRECTION ON THE WEST LINE OF SAID OUTLOT 2, 160 FEET, THENCE EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID OUTLOT 2, 125 FEET, THENCE SOUTH 160 FEET PARALLEL WITH THE WEST LINE OF SAID OUTLOT 2, THENCE WEST ON THE SOUTH LINE OF THE SAID OUTLOT 2, 125 FEET TO POINT OF BEGINNING, SITUATED IN KANKAKEE COUNTY IN THE STATE OF ILLINOIS.

Commonly known as: 1111 Blatt Blvd., Bradley, Illinois 60915

Bearing the current PIN: 17-09-30-205-043

SECTION 3. That the Special Use Permit granted by this Ordinance is and shall be subject to the following conditions and restrictions pursuant to Section 60-400 of the Village Code:

1. the subject property will need to comply with all other applicable requirements of the B-2 (Commercial) District.
2. The hours of operation will be:
 - a. Monday — by appointment only
 - b. Tuesday thru Friday — 9am to 7pm
 - c. Saturday — 9am to 5pm
 - d. Sunday — Closed
3. Any interior or exterior building and development plans will need to be submitted for Staff to review in order to be considered for the development to proceed and will require the submission of a building permit application.
4. The special use granted only applies to the business and cannot be transferable to change of ownership, or to any other unit at the common address.
5. The Applicant will need to apply for and receive a business license and an occupancy permit before opening for business.

The Applicant shall be deemed to have accepted and agreed to the conditions and restrictions aforesaid as of the date on which the Applicant first begins to use the Subject Property as a Tattoo Parlor pursuant to the Special Use Permit granted by this Ordinance.

SECTION 4. In the event that the Applicant violates any of the conditions and restrictions set forth in Section 3 of this Ordinance, the Village shall have the ability, but not the obligation, to revoke the Special Use Permit granted pursuant to this Ordinance, provided that the Applicant shall be entitled to notice and a hearing prior to any revocation pursuant to this Section. Under no

circumstances shall any failure to enforce any condition or restriction of this Ordinance on any particular occasion or occasions be deemed or interpreted as constituting a waiver or forfeiture of the Village's right to so enforce in the future, nor shall any such failure to enforce preclude the Village from considering any and all prior violations as part of any revocation proceeding under this Section.

SECTION 5. The Special Use Permit shall not run with the land and shall be immediately and automatically terminated and revoked if and when the current owner sells, conveys, or otherwise transfers his/her ownership interest in the Subject Property, provided however that the Special Use Permit shall not be so terminated and revoked if said owner sells, conveys, or otherwise transfers his/her entire ownership interest in the Subject Property to the Applicant.

SECTION 6. That the Village Clerk is hereby instructed to record a certified copy of this ordinance with the office of the Kankakee County Recorder of Deeds.

SECTION 7. In the event that any provision or provisions, portion or portions, or clause or clauses of this Ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 8. That all ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Ordinance, are hereby repealed to the extent of the conflict.

SECTION 9. That the Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 10. That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

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PASSED by the Board of Trustees on a roll call vote on the 14 day of Nov., 2022.

TRUSTEES:

RYAN LEBRAN	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
BRIAN BILLINGSLEY	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
DARREN WESTPHAL	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
BRIAN TIERI	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
GRANT D. VANDENHOUT	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
GENE JORDAN	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>

VILLAGE PRESIDENT:

MICHAEL WATSON Aye - Nay - Absent -

TOTALS: Aye - 6 Nay - 0 Absent - 0

ATTEST:



JULIE TAMBLING, VILLAGE CLERK

APPROVED this 14th day of November, 2022.



MICHAEL WATSON, VILLAGE PRESIDENT

ATTEST:



JULIE TAMBLING, VILLAGE CLERK

STATE OF ILLINOIS)
)
COUNTY OF KANKAKEE) §§

I, Julie Tambling, Village Clerk of the Village of Bradley, County of Kankakee and State of Illinois, DO HEREBY CERTIFY that the attached is a true, perfect, and complete copy of Ordinance number OH-22-01 "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS (1111 Blatt Blvd., Bradley, Illinois 60915)," which was adopted by the Village Corporate Authorities at a meeting held on the 14 day of Nov, 2022.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 14 day of Nov, 2022.

Julie Tambling

JULIE TAMBLING, VILLAGE CLERK



STATE OF ALABAMA
COUNTY OF [illegible]

I, the undersigned, being a qualified elector of the County of [illegible] and State of Alabama, do hereby certify that [illegible] is the true and correct [illegible] of the County of [illegible] and State of Alabama.

Witness my hand and seal of office this [illegible] day of [illegible] 19[illegible].

[Handwritten Signature]

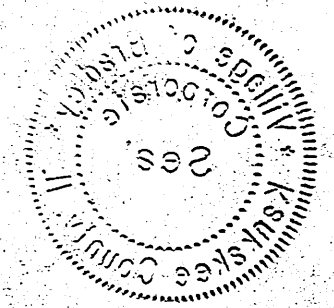


EXHIBIT A

**PZC FINDINGS OF FACT AND RECOMMENDATION OF
APPROVAL FOR A SPECIAL USE PERMIT
(1111 BLATT BOULEVARD — TATTOO PARLOR)**

On Tuesday, November 1, 2022, at 6:30 p.m., at the Bradley Village Hall, 147 S. Michigan Avenue, Bradley, Illinois 60915, the Village of Bradley Planning and Zoning Commission conducted a public hearing, with public notice having been duly given for the same. At that hearing, the Planning and Zoning Commission considered whether to recommend approval or denial of a special use permit authorizing the use of certain property located within the corporate boundaries of the Village as a Tattoo Parlor (the “Proposed Use”). Having heard and considered all of the evidence presented at the hearing and being fully advised in the premises, the Planning and Zoning Commission hereby finds as follows:

1. The Proposed Use is an authorized special use in the B-2 (Commercial) district pursuant to Section 60-153 of the Bradley Zoning Ordinance.
2. The Proposed Use is compatible with surrounding land uses and the general area surrounding the subject property.
3. The Proposed Use is not inconsistent with the zoning classifications of other property within the general area of the subject property.
4. The subject property is suitable for the uses permitted under its existing zoning classification of B-2 (Commercial).
5. The Proposed Use is not inconsistent with the trend of development in the general area of the subject property.
6. The Proposed Use and the subject property’s existing zoning classification of B-2 (Commercial) are not inconsistent with the official comprehensive plan of the Village.
7. The approval of the special use permit is in the public interest and not solely for the interest of the applicant.
8. The Proposed Use is necessary and desirable on the subject property and will likely provide the Village and its residents with services that are convenient and beneficial to the public.
9. The Proposed Use will likely contribute to the general welfare of the surrounding neighborhood or community.
10. The Proposed Use is not likely to be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity of the subject property.
11. The Proposed Use is not likely to be injurious to property values or improvements in the vicinity of the subject property.
12. The Proposed Use is compliant with all applicable regulations and conditions specified in the Bradley Zoning Ordinance.

Based on the foregoing findings, the Planning and Zoning Commission hereby recommends that the Corporate Authorities of the Village approve the applicant’s request and adopt an ordinance granting the applicant a special use permit authorizing a Tattoo Parlor, subject to the following conditions and restrictions:

1. The subject property will need to comply with all other applicable requirements of the B-2 (Commercial) District.
2. The hours of operation will be:
 - a. Monday — by appointment only
 - b. Tuesday thru Friday — 9am to 7pm
 - c. Saturday — 9am to 5pm
 - d. Sunday — Closed
3. Any interior or exterior building and development plans will need to be submitted for Staff to review in order to be considered for the development to proceed and will require the submission of a building permit application.
4. The special use granted only applies to the business and cannot be transferable to change of ownership, or to any other unit at the common address.
5. The applicant will need to apply for and receive a business license and an occupancy permit before opening for business.

PASSED this 1st day of November, 2022, by roll call vote.

	Aye	Nay	Absent
Ryland Gagnon (Chairman)	<u> X </u>	<u> </u>	<u> </u>
Charlene Eads (Secretary)	<u> X </u>	<u> </u>	<u> </u>
James Guiss	<u> X </u>	<u> </u>	<u> </u>
Rick White	<u> X </u>	<u> </u>	<u> </u>
Bill Bodemer	<u> X </u>	<u> </u>	<u> </u>
Michael Williams	<u> X </u>	<u> </u>	<u> </u>
Robert Redmond	<u> X </u>	<u> </u>	<u> </u>



Village of Bradley Community Development Department

111 N Michigan • Bradley, IL 60915 • 815-936-5100 • Fax 815-933-5068
www.bradleyil.org • E-mail: communitydevelopment@bradleyil.org

PLANNING AND ZONING COMMISSION STAFF MEMORANDUM

TO: Planning and Zoning Commission

FROM: Bruce Page, Community Development Director

DATE: November 1st, 2022

SUBJECT: Special use permit authorizing the operation of a tattoo parlor, known as The Electric Lady Lounge at the address of 1111 Blatt Blvd. Zoned B-1

BACKGROUND

The applicant Brianna Haug, owner operator of The Electric Lady Lounge is proposing to operate a tattoo parlor at the above address. A special use permit is required according to the Bradley Village Code (BVC Chapter 60-153(2)(b)) in a B-2 commercial zoned district. The site was the home of the DMV and has undergone interior remodeling as well as exterior improvements for the parking lot and has landscaped to the village requirements for an overall improved appearance.

Surrounding Zoning & Land Use of adjacent property includes:

- North: B-2
- South: B-2
- East: B-2
- West: R-1

Public Hearing

A special use requires a public hearing. A newspaper notice and a written notification to all property owners within 250 feet were prepared in accordance with Village requirements. The Certificate of Publication (from newspaper) and Affidavit of Notice Compliance (with certificate of mailing and listing of property owners notified – from applicant) have been received and placed in the project file.

REQUESTED ACTION

Should the Planning and Zoning Commission find the Special Use Permit for the operation of a retail mattress store favorable, the following conditions should be considered:

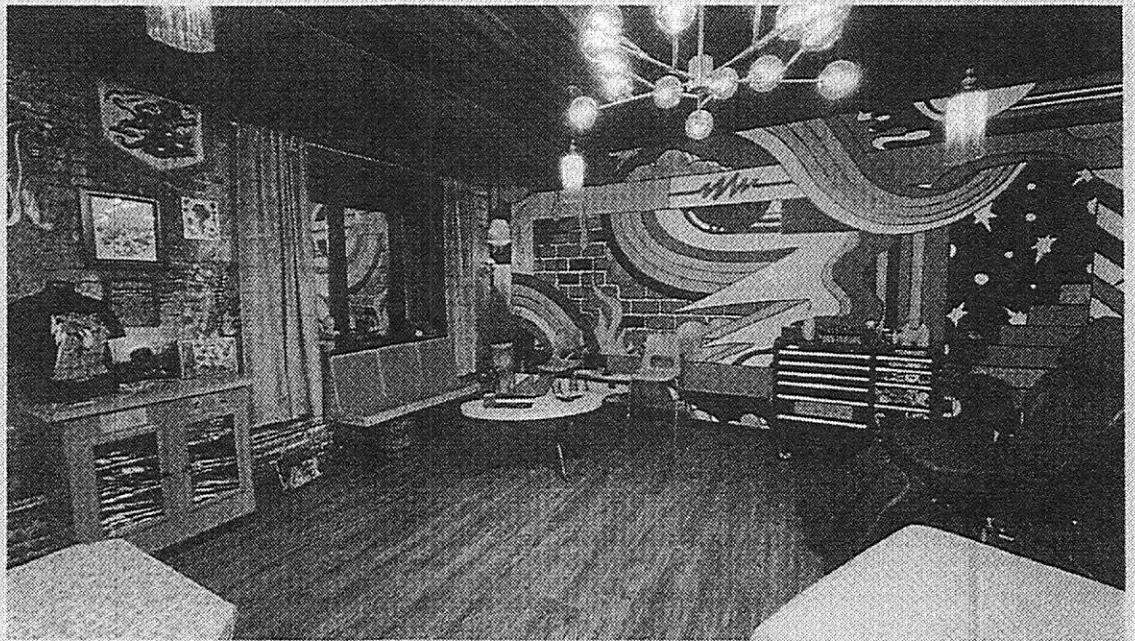
1. The subject property will need to comply with all other applicable requirements of the B-2 District.
2. The hours of operation will be:
Monday - appointments only.
Tuesday thru Friday 9am to 7pm
Saturday 9am to 5pm
Sunday - Closed
3. Any interior or exterior building and development plans will need to be submitted for Staff to review in order to be considered for the development to proceed and will require the submission of a building permit application.
4. The special use granted only applies to the business and can not be transferrable to change of ownership, or to any other unit at the common address.
5. The applicant will need to apply for and receive an business license and an occupancy permit before opening for business.

ATTACHMENTS

1. Written Narrative
2. Plat of Survey
3. Interior layout of proposed site
4. Site layout

**Traditional Tattooing for all
bodies + skin tones** →

Electric Lady Lounge



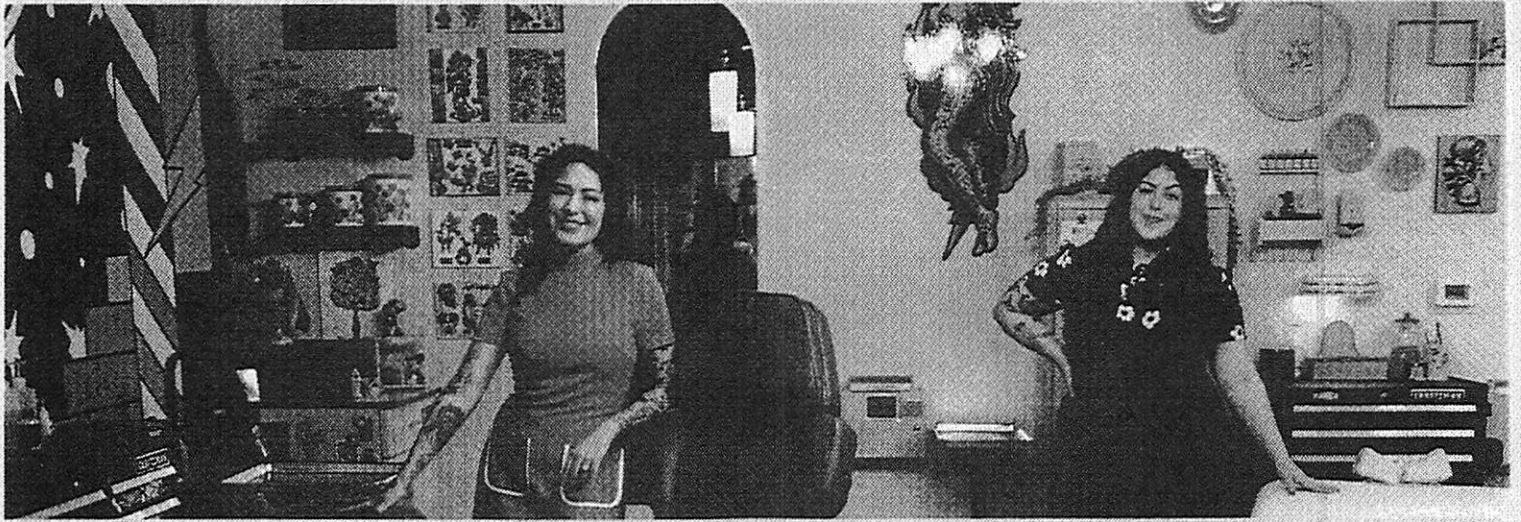
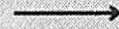
Prepared for :

1111 Blatt Blvd

BriHaugTattoo@gmail.com
www.electricleadytattoo.com
(815) 370-0748



Electric Lady Lounge



About Us

Electric Lady Lounge opened in 2021 as Kankakee's premier woman owned tattoo studio. Owner, Bri Haug has been in the tattoo industry for five years in Kankakee County, alongside her sister Ari LaGesse, who provides cosmetic tattooing. Electric Lady takes pride in being known as an intentionally inclusive safe space. Holding the current titles of Kankakee County's Best Small Buisness, Best Tattoo Studio, Best Skin Care and Best Cosmetic Office we strive to provide an experience to our community, leaving our clientele feeling more confident in their skin.

Electric Lady Lounge

What We Do?

We thrive on providing expert and professional tattooing in a comfortable, clean and inclusive safe space. Electric Lady Lounge radiates eclectic and groovy vibes from the collection of tattoo imagery and traditional flash on our walls to the hand picked Mid Century Modern antiques and decor. All artists complete training annually for bloodborne pathogens certification and follow all proper OSHA standards and protocols. We offer a one-of-a-kind experience that leaves you feeling more confident in your skin.

- ✓ **Custom Tattoos**
- ✓ **Cosmetic Tattooing: eyebrows, eyeliner, lip blushing, hair restoration, etc**
- ✓ **Medical Tattooing: Areola Tattooing (in partnership with Riverside oncology, coming soon)**
- ✓ **Tattoo History Education**
- ✓ **Community Events: Small business collaborations, Sponsorships in youth activities**

We are continuously furthering our education to add services and skill sets to our repertoire with the intentions of expanding our brand and business.



Electric Lady Lounge



Awards



Currently ranked as #1 for Kankakee County's Readers Choice Awards in four categories, published by The Daily Journal.

Electric Lady Lounge



Community Involvement



From presentations to local youth on creative and women led careers, to sponsorships and coaching of youth activities, to collaborations with local businesses, we take pride in giving back to our community.

CITIZEN SPOTLIGHT: Haug inspiring confidence through Electric Lady Lounge

Taylor Leddin | 815-937-3369 | tleddin@daily-journal.com May 14, 2022

1 of 2



Bri Haug, owner of Electric Lady Lounge, stands in her shop at the Burfield & Remington in downtown Kankakee. READ MORE

Daily Journal/Tiffany Blanchette



Since the opening of her business in March 2021, Bri Haug has been making a mark on the community — both literally and figuratively.

As the owner of the tattoo shop Electric Lady Lounge, Haug spends her days bringing art to life on the bodies of others. Along with her sister, Ari LaGesse, Haug has brought her dream to life in the shape of the Burfield & Remington-based business.

"It's been wonderful [and] overwhelming," Haug said. "A dream come true, honestly."

In just a year, the shop has won four awards including: Best Tattoo Studio, Best Cosmetic Office, Best Small Business and Best Skincare. For Haug, the best part has been being accepted and embraced by the community.

"It definitely feels like we're doing something that's revolutionary to the community."

Not only have tattoo-seekers flocked to her shop, but many have reached out for advice regarding creative-based careers. People often come by the shop for advice on tattooing or to ask what it's like to have an artistic career.

Haug presented at both the public libraries of both Bourbonnais and Bradley. The Bourbonnais visit, during Women's History Month, she spoke about women-centric careers. At Bradley, she talked about creative careers.

"It's almost creating a creative ripple effect and seeing people say, 'Oh, maybe I could do something like this.'"

This is something she's witnessed outside of her shop as she is excited about what the future holds for small businesses in Kankakee.

"There's a new group of people making a mark down here and that's a group that I want to be part of."

EMBRACING COMMUNITY

Haug credits the community for the store's success and said the feedback has been "excellent."

"It's kind of weird, now people kind of know who I am," she said, sharing the clientele has expanded past Kankakee County and they have people traveling from Chicago and different cities to come see the shop.

"It's just been really embraced."

She has envisioned a space for the community to visit and enjoy creativity. Her goal, with the shop, brand and merchandise, was to create "a feeling [and] a vibe."

Additionally, she wanted the shop to be safe and inclusive.

"We proudly have a Pride flag and a Trans flag — which isn't something we always see in all of our businesses.

"I think that's really important to have a place that is intentionally inclusive and building that community because it very much is a collaboration and a trust between two people," she continued.

"Having a good experience after that can be contagious and can inspire somebody to pursue somebody that's maybe not in the norm."

At the end of the day, the whole brand is designed to "present that confident person."

AN ELECTRIC HISTORY

Where does the name Electric Lady Lounge come from? It represents a big part of Haug's story.

A year into learning how to tattoo alongside mentor Matt Forkenbrock at 22 Tattoo, Haug was diagnosed with MALT lymphoma. A new mom to a then 1-year-old, the artist had her hands full upon receiving the diagnosis

"It kind of shook my entire world," she said.

She had 20 rounds of radiation treatment, and after asking the doctor why this happened to her, the doctor said, "It's just bad luck: it's your lightning strike."

"I kind of took that phrase and decided that, in the middle of the storm, when you're engulfed in darkness, lightning strikes and the sky becomes illuminated and becomes electrified," Haug said, hence the name Electric Lady.

She said, during that period, she coped with the illness by throwing herself into tattooing and learning everything she could. All the while, that lightning strike would be her "driving force."

"Because of that, that's why I feel so fortunate, only within three years of this being able to have my own place and my own brand," she said. "It's been a blessing of finding light in the dark."

The artist said she has no qualms sharing her story with anyone, as she has found it helpful to herself and to others to discuss her journey.

"I like to share that with anybody because, whether it be something extreme like a cancer diagnosis, or having just a funky time — a positive outlook and hard work, you can really pull yourself out of those situations."

ABOUT BRI

Prior to opening her own shop and after 22 Tattoo, Haug also spent a year tattooing at Art & Soul with Tommy Solace.

The Bradley-Bourbonnais Community High School graduate moved to the area when she was in eighth grade and she attended school at American Academy of Art in Chicago for illustration.

So, does she still illustrate outside of tattooing?

"Funny you ask," she said. "I picked up some art supplies yesterday in hopes that I could create art that wasn't tattoo stuff just for myself."

She also works on logos and has made a few designs for local businesses and brands.

Going forward, she continues enjoying working with clientele in Kankakee and beyond and hopes to soon expand the shop.

"We're booked out quite a bit," she said. "People keep talking about us [and] it's been great; it doesn't feel real."



Electric Lady Lounge

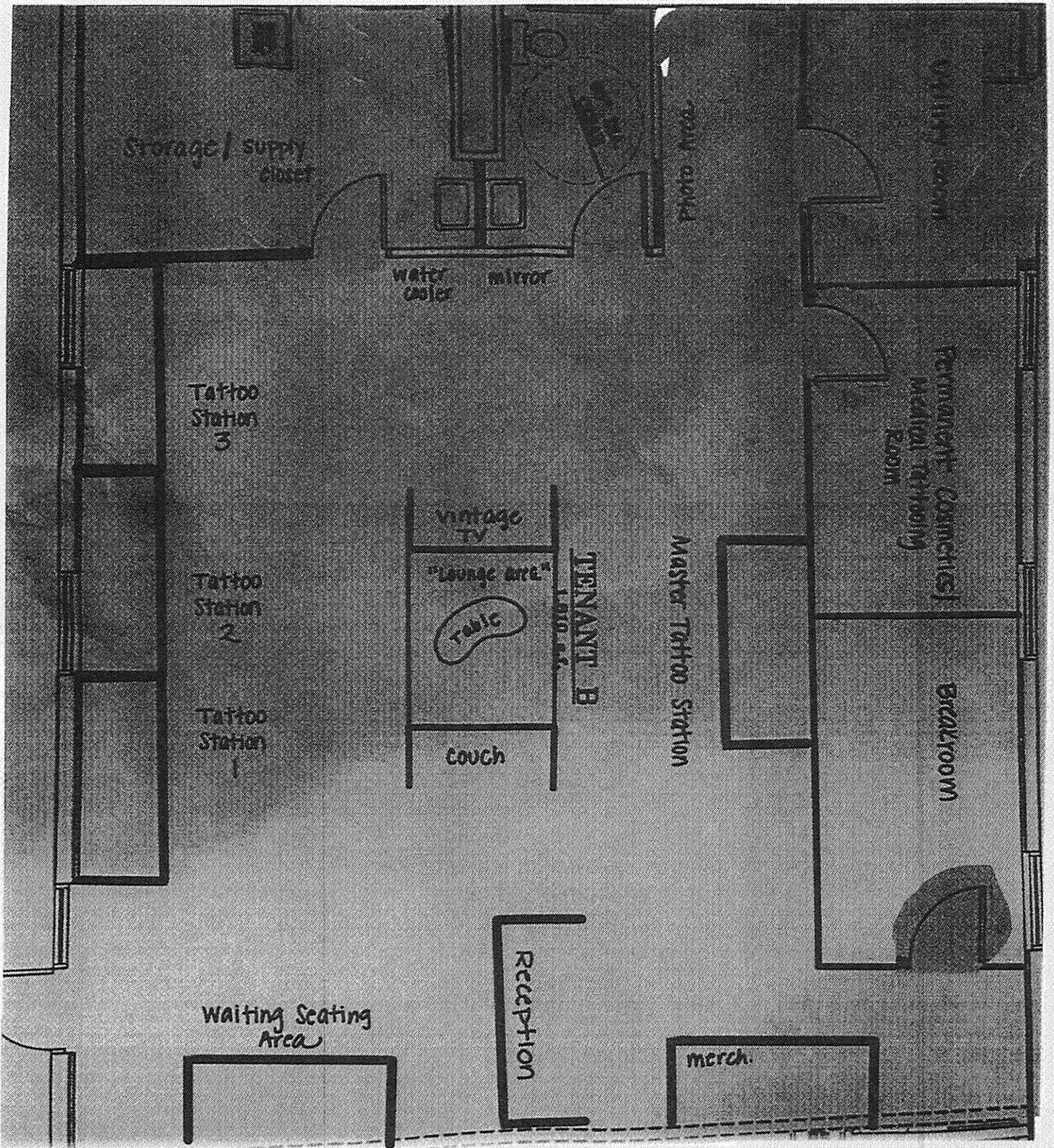
Electric Lady Lounge, located on the second floor of Burfield & Remington — 150 N. Schuyler Ave., Kankakee — opened on March 1, 2021.

To celebrate the shop's first birthday, owner Bri Haug collaborated with downstairs neighbor, Stefari Café, to create a one-year drink. The Electric Lady Latte is made with: homemade orange simple syrup, organic vanilla, Stefari's exclusive espresso, choice of milk and a cinnamon lightning bolt garnish.

"That was just so cool," said Haug. "I had reached out to Ari and Stef to see if that was possible because we just focus on, 'What could we do to make things extra special?'"

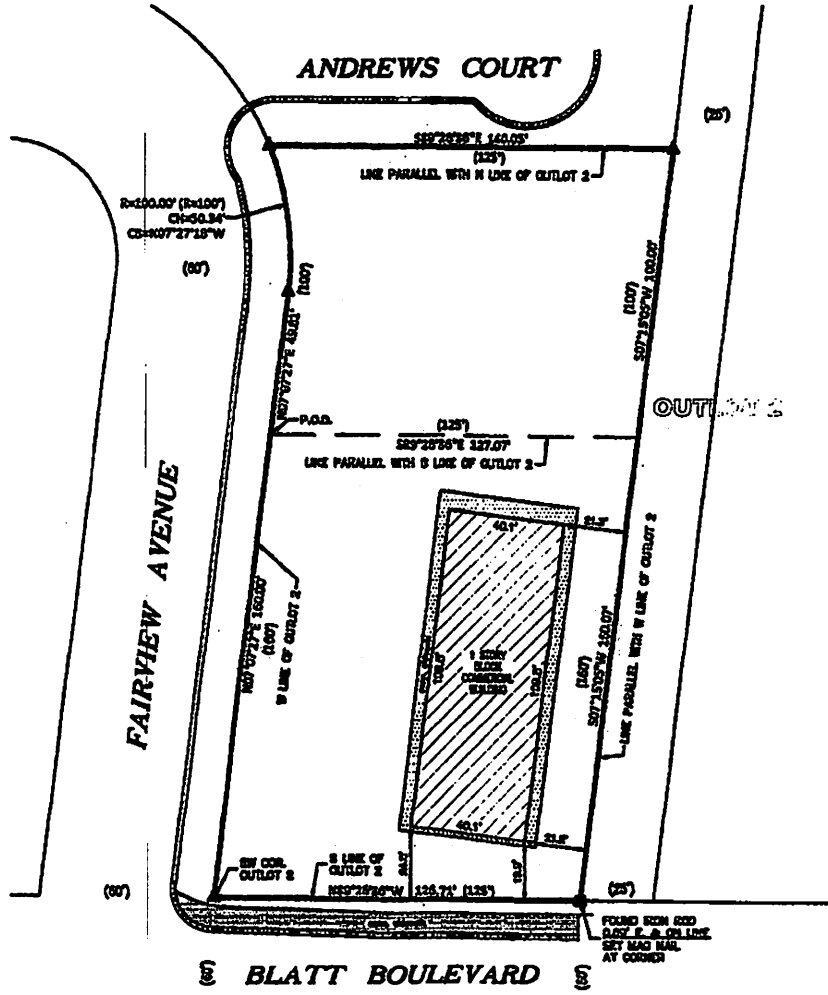
"So having that for a first birthday celebration, that was something cool," she continued, noting that the "awesome and delicious" latte not only brought people into the tattoo shop to say hello, but also brought business to neighboring stores in the building.

For more information on Electric Lady Lounge, go to electricladytattoo.com.



PLAT OF SURVEY

A TRACT OF LAND IN OUTLOT 2 IN RIVERLAKE SUBDIVISION, SECOND ADDITION BEING A PART OF THE NORTH HALF OF THE SOUTH HALF OF THE JACQUES JOHNEAU RESERVATION, LYING WEST OF VASSEUR AVENUE AND EAST OF THE KANKAKEE RIVER IN TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS, BEGINNING 100 FEET NORTH OF THE SOUTHWEST CORNER OF SAID OUTLOT 2, WHICH SHALL BE KNOWN AS THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE IN A NORTHERLY DIRECTION ON THE WEST LINE OF SAID OUTLOT 2, 100 FEET, THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID OUTLOT 2, 125 FEET, THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID OUTLOT 2, 100 FEET, THENCE WEST 125 FEET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF KANKAKEE, IN THE STATE OF ILLINOIS AND A TRACT OF LAND IN OUTLOT 2 IN RIVERLAKE SUBDIVISION, SECOND ADDITION BEING A PART OF THE NORTH HALF OF THE SOUTH HALF OF THE JACQUES JOHNEAU RESERVATION LYING WEST OF VASSEUR AVENUE AND EAST OF THE KANKAKEE RIVER IN TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS, BEGINNING IN THE SOUTHWEST CORNER OF SAID OUTLOT 2 WHICH SHALL BE KNOWN AS THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE IN A NORTHERLY DIRECTION ON THE WEST LINE OF SAID OUTLOT 2, 100 FEET, THENCE EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID OUTLOT 2, 125 FEET, THENCE SOUTH 100 FEET PARALLEL WITH THE WEST LINE OF SAID OUTLOT 2, THENCE WEST ON THE SOUTH LINE OF THE SAID OUTLOT 2, 125 FEET TO POINT OF BEGINNING, SITUATED IN KANKAKEE COUNTY IN THE STATE OF ILLINOIS.



NORTH
SCALE: 1" = 30'

LEGEND

- FIELD MARK
- SET MARK
- MEASURED DATA
- ESTIMATED DATA
- CONCRETE SURFACE
- ASPHALT SURFACE

SITE ADDRESS
1111 BLATT BOULEVARD
GRADLEY, IL 60815

I, MARK J. SCHWOLZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREIN SHOWN IS A TRUE AND CORRECT REPRESENTATION OF THIS SURVEY. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS SURVEYING STANDARDS FOR A BOUNDARY SURVEY.



DATED THIS 25th DAY OF JANUARY, A.D. 2022.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 023-003103
LICENSE EXPIRES NOVEMBER 30, 2022

MGA CIVIL ENGINEERING SURVEYING

MI GEORGEKICH GEREVALUX & ASSOCIATED
Professional Design Firm License # 184,001000
P. 815-628-4321 www.mga.com F. 815-628-6810
240 N. INDUSTRIAL DRIVE | GRADLEY, IL 60815

ORDERED BY: ANN DREZEMO
JOB NUMBER: 81-408 OR BY: CAG
FIELD WORK COMPLETED: 01-18-2022 EST. MGA P. MGA



Agenda Cover Memorandum

Meeting Date: November 14th, 2022

Fiscal Year: 2022-23

Agenda Item: Community Development Department
Special use permit for Electric Lady Tattoo Studio in a B-2 district

Item Type: Ordinance Resolution Other

Action Requested: Approval First Reading For Discussion Informational

Staff Contact: **Name:** Bruce Page - Director Community Development Department

Phone: 815-936-5100 ext. 1111

Email: bepage@bradleyil.org

Internal Review
Initials
Date

Summary: The applicant Brianna Haug, owner operator of The Electric Lady Lounge is proposing to operate a tattoo parlor at the above address. A special use permit is required according to the Bradley Village Code (BVC Chapter 60-153(2)(b) in a B-2 commercial zoned district. The site was the home of the DMV and has undergone interior remodeling as well as exterior improvements for the parking lot and has been landscaped to the village requirements for an overall improved appearance and traffic flow. This Planning and Zoning commission approved the motion by a 7-0 vote to bring this to the VOB Board for approval.

Is this a budgeted item? Yes No Requires Budget Amendment

Line Item:

Title:

Amount Budgeted: