

# VILLAGE OF HOMEWOOD



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 26, 2023

**To:** Village President and Board of Trustees

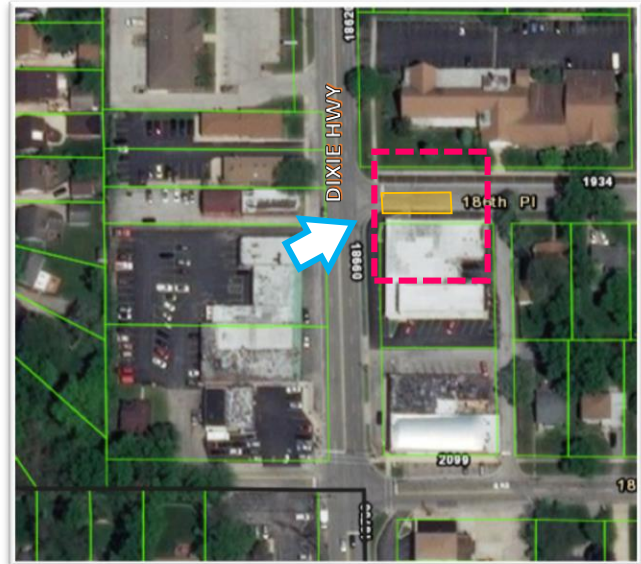
**Through:** Napoleon Haney, Village Manager

**From:** Angela Mesaros, Director of Economic and Community Development

**Topic:** Special Use Permit for a Tattoo Studio/Body Piercing Facility in the B-3 General Business District for Robert Garrity "Ink-N-Um LLC" at 18661 Dixie Highway

### PURPOSE

The applicant, Robert Garrity, requests a special use permit to operate a tattoo studio/body piercing facility "Ink-N-Um" at 18661 Dixie Highway. The space is a vacant 1,250 square feet tenant space in a multi-tenant commercial building that was constructed in 1951, in the B-3 General Business zoning district.



The proposed location was most recently occupied by Time Quest, an escape room. Prior to that, the space was occupied by VIP Security, a security office. Other current tenants in the shopping center include a health and fitness center (Body by Ivory), a chiropractor (Barton Chiropractic), and a thrift store (Sweet and Thrifty).

### PROCESS

Mr. Garrity is a lifelong Homewood resident who has operated a tattoo studio in Calumet City for 26 years. He proposes to move the studio to Homewood. Mr. Garrity previously inquired about locations for his business in the B-1 and B-2 districts of Homewood; however, the zoning code does not allow tattoo studios in those areas. With the recent zoning map amendment, the Southgate commercial area was rezoned from B-2 to B-3; and tattoo studios are allowed as a special use in the B-3 district.

Section 44-04-06 (d) of the Homewood Zoning Ordinance requires that a tattoo studio and/or body piercing facility shall be located a minimum of 1,000 feet from another tattoo studio and/or body piercing facility. The proposed location is approximately 4,960 feet (nearly 1 mile) from the other tattoo studio in Homewood, located at 18354 Governors Hwy.

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At its regular meeting, on September 14, 2023, the Homewood Planning & Zoning Commission reviewed the request for a special use permit. The Commission, with all members present, voted unanimously (seven ayes to zero nays) in favor of the request.

At the hearing, members of the audience attended in favor of the application. More than 50 emails were sent to the Village in support of the application.

## **OUTCOME**

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant's representative, and considered the applicant's response to the Standards for a Special Use. The following Findings of Fact were incorporated into the record:

- The subject property is located at 18661 Dixie Highway in an existing multi-tenant commercial center;
- The property is leased by Robert Garrity, Ink N Um, LLC of Homewood IL, the business owner and tenant, applying with authorization by the property owner;
- The property is zoned B-3 General Business District;
- A tattoo studio/body piercing facility is a special use in the B-3 General Business District; and
- The tattoo studio/body piercing facility will meet the requirement for a minimum distance of 1,000 feet from another tattoo studio/body piercing facility.

## **FINANCIAL IMPACT**

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

## **LEGAL REVIEW**

Completed

## **RECOMMENDED BOARD ACTION**

Pass an ordinance granting a special use permit for a Tattoo Studio/Body Piercing Facility on application by Robert Garrity, "Ink-N-Um" at 18661 Dixie Highway, in the B-3 General Business zoning district.

## **ATTACHMENT(S)**

Ordinance