

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: September 14, 2023

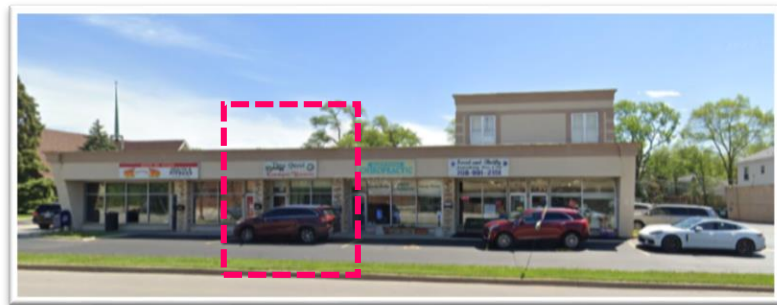
To: Members of the Planning and Zoning Commission

From: Angela Mesaros, Director of Economic and Community Development

Topic: Case 23-26 Special Use Permit, 18661 Dixie Highway, Tattoo studio/body piercing facility – B-3 Zoning District

APPLICATION INFORMATION

APPLICANT	Robert Garrity, Ink-N-Um LLC
ACTION	23-26: Special use permit for a tattoo studio/body piercing facility
REQUESTED	studio/body piercing facility
ADDRESS	18661 Dixie Highway
PIN	32-06-280-042-0000



View from Dixie Highway

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-3 Service Business District	Vacant, formerly learning center (Time Quest Escape Room)
PROPOSED	B-3 Service Business District	Tattoo studio/body piercing facility
SURROUNDING	N: R-2 Single Family Residential	Place of Worship
	E: R-2 Single Family Residential	Single-family dwellings
	S: B-3 Service Business District	Commercial
	W: B-3 Service Business District	Commercial

LEGAL NOTICE

A legal notice was published in *Daily Southtown* on August 25, 2023; letters were sent to 43 property owners, residents, and businesses within 250’.

As of September 8, Staff has not heard from any neighbors or community members with questions or concerns regarding this case.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application for Special Use w/ Standards	4	Robert Garrity	08/23/2023
Ink-N-Um LLC operations description	1	Robert Garrity	-
Floor Plan	1	Robert Garrity	

Title	Pages	Prepared by	Date
Retail Lease	1	Imad Aboukheir, Landlord	10/01/2023

BACKGROUND

The applicant, Robert Garrity, Ink-N-Um LLC, proposes to locate his tattoo studio and body piercing facility at 18661 Dixie Highway. The space is located in a multi-tenant commercial building that was constructed in 1951. The tenant space 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).

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.

DISCUSSION

SPECIAL USE PERMIT

The applicant, Mr. Garrity, proposes to open a tattoo studio in a vacant tenant space at 18661 Dixie Highway. The use is classified by the Zoning Ordinance as a “tattoo studio/body piercing facility.” A tattoo studio/body piercing facility is a special use in the B-3 district. The special use process allows for a case-by-case review to assess the suitability of the proposed use to a specific site and consider the potential impact on neighboring properties.

The applicant proposes to operate a tattoo studio in the 1,250 SF tenant space. He plans to have a reception lobby and workstations for tattooing. The newly adopted zoning ordinance establishes parking requirements of 1 space per 250 square feet for a tattoo studio/body piercing facility. The proposed location would require 5 parking spaces. The applicant anticipates, at maximum capacity 6 to 8 people at the facility and approximately 5 parking spaces occupied at one time. The shopping center provides shared parking for all its uses and can accommodate the required parking.

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 from the other tattoo studio in Homewood, located at 18354 Governors Hwy.

The hours of operation would be Tuesday through Saturday, 12:00 p.m. to 9:00 p.m., and closed on Sundays and Mondays.

The applicant’s responses to the standards for special use are attached for consideration.

DRAFT FINDINGS OF FACT

The staff has prepared the draft findings of fact in accordance with the standards set forth in Section 44-07-11 of the Zoning Ordinance for Special Use. The findings of fact, as proposed or as amended, may be entered into the record.

1. The subject property is located at 18661 Dixie Highway in an existing multi-tenant commercial center;
2. The applicant, Robert Garrity, is the business owner and tenant, applying with authorization by the property owner;
3. The subject property is located in the B-3 Service Business District;
4. A tattoo establishment is a special use in the B-3 Service Business District; and
5. 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.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

If the Commission finds that the request meets the standards for a special use, the Planning and Zoning Commission may consider the following motion:

Recommend approval of Case 23-26 to grant a Special Use Permit for a Tattoo Studio/Body Piercing Facility in the B-3 Service Business District for "Ink-N-Um" at 18661 Dixie Highway on application by Robert Garrity; and

Incorporate the findings of fact into the record.