



Agenda Item Executive Summary

Item Name Special Permitted Use Application: Body Art Establishment Committee or Board Zoning Board

BUDGET IMPACT

Amount:	N/A	Budgeted:	N/A
List what fund:	N/A		

EXECUTIVE SUMMARY

On December 12, 2024, the Village office was contacted by an interested party seeking to rent the space at 126 S Benton Street for a Tattoo and Body Piercing business, with plans to open on January 1, 2025.

The Zoning Board held several meetings to discuss whether the proposed business would qualify as a permitted or special permitted use within District No. 3 – General Business. Following a public hearing on March 4, 2025, the Zoning Board recommended to the Village Board that Body Art Establishments be allowed as a special permitted use.

In response to this recommendation, the Village Board approved a Text Amendment to the UDO, allowing Body Art Establishments as a special permitted use within the district. The Tattoo Parlor is now in the process of submitting its Special Permitted Use application to proceed with the business.

Following the Public Hearing on this date, the Zoning Board will make a recommendation for the village board, either supporting or not supporting the granting of a special use permit. The Village Board meets on Wednesday, May 7

ATTACHMENTS (PLEASE LIST)

Special Permitted Use Application, draft Ordinance, IL Health Department Body Art Code

ACTION REQUESTED

- ☐ For Discussion Only
- ☐ Resolution
- ☐ Ordinance
- ☒ Motion:

MOTION: I move that the Zoning Board of Appeals recommend to the Village Board the approval of a Special Use Permit for a Body Art Establishment at 126 S. Benton Street, finding that the proposed use meets the criteria for special uses as outlined in the Unified Development Ordinance.

Staff: Joseph Dienberg, Village Administrator Date: 5/6/2025