



Post Office Box 299
Peru, Illinois 61354

August 4, 2022

Mayor Ken Kolowski,
Peru City Clerk, and
Aldermen of the City of Peru

RE: Petition of Michael Lock
400 5th Street, Suite 199 (Westclox - LaSalle County PIN# 17-16-426-011)

Gentlemen:

Pursuant to legal notice published in the News Tribune in the manner provided by law, the Planning/Zoning Commission of the City of Peru convened for a public hearing on Wednesday, August 3, 2022, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Michael Lock (hereinafter "Petitioner") concerning real estate located at 400 5th Street, Suite 199, being a part of the Westclox building (LaSalle County PIN #17-16-426-011) in the City of Peru (hereinafter "Subject Property").

Petitioner, with the permission and support of the owner of the Subject Property, desires to operate a tattoo parlor and requests the following relief under the City's Zoning Ordinance, to wit:

1. A text amendment to Section 11.05(d) to add "Body Art Establishment" as Special Use in a B-4 Highway Business District;
2. A Special Use to operate a Body Art Establishment on the Subject Property; and
3. For such other and further relief as may be necessary.

The Property is located in a B-4 Highway Business District.

Planning/Zoning Commission Members Miller, Atkinson, Lucas, Kalsto, Brady, and Moreno were all present at the hearing. Member Grabowski was absent.

Petitioner Michael Lock appeared and was duly sworn. Petitioner testified that he had been discussing opening a tattoo parlor with his artist over the past two years. His tattoo artist already has clientele that he would bring over if approved.

In response to questioning from Member Moreno, Petitioner stated the proposed tattoo parlor would be located in the former Maven Salon space on the west side of Westclox. The floor plan, a copy of which is attached, was reviewed by the Planning/Zoning Commission.

In response to questioning from Member Atkinson, Petitioner said he is not a tattoo artist and would only be the operator of the establishment. They would have three full time employees and one apprentice.

In response to questioning from Member Moreno, Petitioner stated he needs to speak with the owner of the Subject Property about the location of signage on the north or west side of the building. There are already five business located in the building and they alternate where they advertise from.

In response to questioning from Member Brady, Petitioner stated the proposed tattoo parlor faces route 6 to the north. There is no direct access from the street; you need to walk into the Westclox building in order access the space.

In response to questioning from Chairman Miller, Petitioner stated that some improvements to the Subject Property will be required. An additional separate hand washing sink is needed to meet Illinois Department of Health requirements. The state also requires all operators and artists to complete a bloodborne pathogen training program and CPR training. The apprentice is the only one that still needs to complete those requirements. The tattoo artists will bring their own machines.

In response to questioning from Member Lucas, Petitioner testified that the state does have a tattoo artist license, but it is not a requirement. Attorney Schweickert stated that the body art establishment and operator do need to be registered and permitted from the Illinois Department of Health in accordance with the Tattoo and Body Piercing Establishment Registration Act, (410 ILCS 54). In response to further questioning from Attorney Schweickert, Petitioner stated that there are no bathrooms within the space; bathrooms are located down the hall and shared with the other businesses in the building.

In response to questioning from Member Atkinson, Petitioner stated they would not be doing piercings.

In response to questioning from Member Kalsto about hours of operation, Petitioner testified he would like to be open from 8 am – 6 pm. Petitioner added that there are music classes until 8 pm and a counseling/therapy office that shares a wall with the Subject Property, so they are not allowed to play loud music or do anything else that may be disruptive. In response to further questioning from Member Kalsto, Petitioner stated he has the support of the owner and has received no objection from any other business occupying the building.

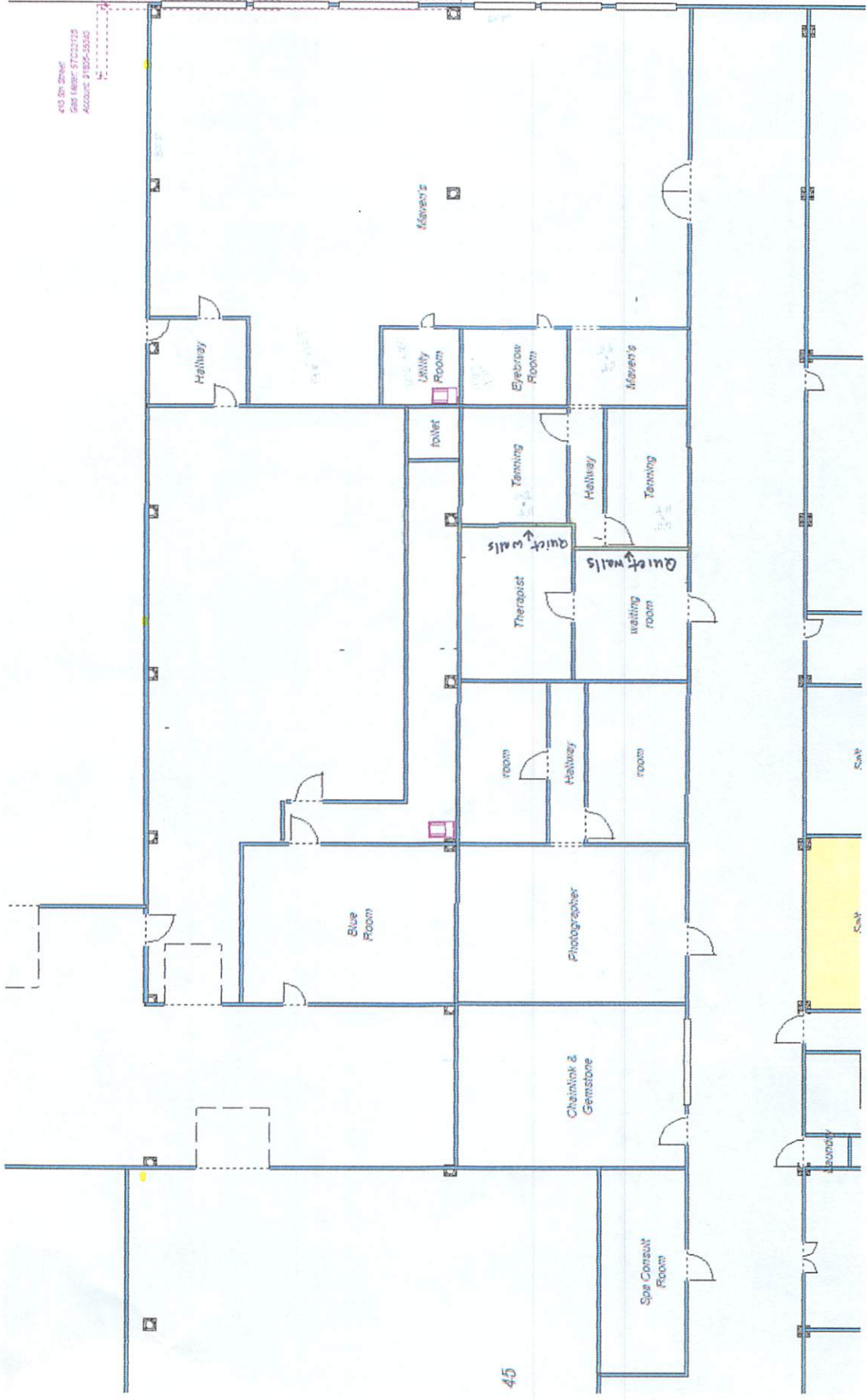
There were no public comments or objections.

Member Lucas moved, and Member Atkinson seconded, to favorably recommend the City Council approve the petition as prayed for. The motion passed: 6 aye, 0 nay, and one Member absent.

Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission

410 St Street
CAS (New) STC2125
Account 31826-3550



June 30, 2022

