



Post Office Box 299
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May 18, 2023

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

RE: Petition of Christopher Gliatta and Joshua Robbins d/b/a Sinfully Inked
2127 4th Street, Peru, IL (PIN# 17-17-425-012)

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, May 17, 2023, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Christopher Gliatta and Joshua Robbins d/b/a Sinfully Inked (“Petitioners”) concerning property commonly known as 2127 4th Street in the City of Peru, Illinois, legally described as follows:

The South Seventy-Seven (77) feet of Lot Six (6) in Block Twenty-Four (24) in Ninewa Addition to the Town (now City) of Peru, in the County of LaSalle and the State of Illinois, except coal and minerals and the right to mine and remove the same, and subject to existing easements and signage contract rights of Key Outdoor Inc, dated March 3, 2011 of record.

Commonly referred to as: 2127-2129 Fourth Street, Peru, IL 61354
PIN #: 17-17-425-012 (“Property”)

Petitioners, as tenants and with the permission of the Property owner, Ideal Property Group Inc., request the following relief under the City’s Zoning Ordinance, to wit:

- (1) A special use pursuant to Section 11.05(d) of the Zoning Ordinance to operate a body art establishment at the Subject Property; and
- (2) For such other and further relief deemed necessary and appropriate.

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

Planning/Zoning Commission Members Miller, Lucas, Kalsto, Jones, Brady, and Grabowski were present at the hearing. No Members were absent and the seat formerly held by Alderman Moreno was vacant.

Petitioners Christopher Gliatta and Joshua Robbins appeared and were duly sworn. Mr. Robbins testified that Mr. Gliatta was local to the area, but Petitioners are hoping to bring in artists from out of town along with their clientele and promote local business. They plan to create some additional local jobs as well, like a front desk receptionist. Petitioners will sell apparel and other merchandise online to help promote the business. They will also accept donations and sell gift cards. Mr. Gliatta added that Petitioners want to establish a better, cleaner shop than others in the area.

In response to questioning from City Corporation Counsel, Scott Schweickert, Mr. Robbins confirmed they are leasing the Property. Attorney Schweickert then read into the record the Tenant Approval Letter dated 5/1/23 and signed by Daniel Gumma of Ideal Property Group Inc. The lease is year to year and begins June 1st. In response to further questioning from Chairman Miller, the Petitioners confirmed the lease is contingent on zoning approval.

Chairman Miller noted that the City recently approved two other tattoo shops in town and asked if Petitioners thought there was a market for another one. Mr. Robbins stated there was, noting that Ottawa has five or six shops. Mr. Robbins testified further that when he tattooed in Morris, he would get clients from as far as Peoria, Bloomington, and Chicago. Mr. Robbins added that he has managed a tattoo shop in Morris for 2.5 years. In response to further questioning from Chairman Miller, Mr. Robbins stated that they fundraise and accept donation for local community causes.

In response to questioning from Attorney Schweickert, Mr. Gliatta stated that they have not started the registration process with the State of Illinois or made any improvements to the Property yet. Petitioners wanted to make sure they received zoning approval first. The application fee is non-refundable. Once they receive zoning approval, they will register with the state and they will come in and inspect the establishment. Mr. Robbins thought they could get up and running within the next three or four months.

In response to questioning from Chairman Miller, Attorney Schweickert noted that the City's special use requires strict compliance with the Illinois Tattoo and Body Piercing Establishment Registration Act, which includes complying with the Body Art Code rules and regulations established by the Illinois Department of Health. Petitioners will need to register and have the facility inspected before they are allowed to operate.

In response to questioning from Member Grabowski, City Director of Engineering and Zoning Eric Carls stated that Petitioners may need a building permit depending on what improvements they make at the Property. Engineer Carls will discuss any proposed renovations with Petitioners and advise them what is required when it comes to permitting.

There were no public comments and objections.

The Planning/Zoning Commission found the requested relief will not alter the essential character of the locality; will not be detrimental or injurious to other properties in the area; will not impair an adequate supply of light or air to adjacent properties, or increase the danger of fire, or endanger the public safety, or diminish or impair property values and will not increase street congestion and,

therefore, favorably recommended that the City Council grant the relief as prayed for in the Petition.

Member Lucas moved, and Chairman Miller seconded, to favorably recommend the City Council approve the Petition as prayed for. The motion passed unanimously: 6 aye, 0 nay, no Members absent, and 1 Member seat vacant.

Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission