

**COMMITTEE REPORT**

**TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:**

**The Committee on** Code and Regulation, to whom was referred a Special Use Permit for body art services (tattoo) in conjunction with an esthetics shop in a C-2, Limited Commercial Zoning District for the property described as:

**A/K/A: 3929 Broadway, Suite 7  
PIN: 12-32-126-003**

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Special Use Permit for body art services (tattoo) in conjunction with an esthetics shop in a C-2, Limited Commercial Zoning District at 3929 Broadway, Suite 7.

Approval is based on the following conditions:

1. Meet all Building and Fire Codes.
2. Submittal of a Building Permit for Staff’s review and approval.
3. Submittal of a revised interior floor plan clarifying the current uses and confirmation of the location of the tenant space.
4. Submittal of a narrative including the days and hours of operation for Staff’s review and approval.
5. All conditions must be met prior to issuance of a certificate of occupancy.
6. Future signage must comply with the sign ordinance.

Approval is based on the attached Findings of Fact.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Bonne: Ayes:\_\_\_\_ Nays:\_\_\_\_ Absent:\_\_\_\_  
 Bell: Ayes:\_\_\_\_ Nays:\_\_\_\_ Absent:\_\_\_\_  
 Torina: Ayes:\_\_\_\_ Nays:\_\_\_\_ Absent:\_\_\_\_  
 Wilkins: Ayes:\_\_\_\_ Nays:\_\_\_\_ Absent:\_\_\_\_  
 Prunty: Ayes:\_\_\_\_ Nays:\_\_\_\_ Absent:\_\_\_\_

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Mark Bonne, Chairman

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Tamir Bell, Vice Chairman

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Gabrielle Torina

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Janessa Wilkins

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Aprel Prunty

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT**  
**FOR BODY ART SERVICES (TATTOO SHOP) IN CONJUNCTION WITH AN ESTHETICS SHOP IN A C-2,**  
**LIMITED COMMERCIAL ZONING DISTRICT**  
**LOCATED AT 3929 BROADWAY, SUITE 7**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance, or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-2 District in which it is located.