



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of January 21, 2026

File # 046-25

APPLICANT: Destiny Owens

LOCATION: 3929 Broadway, Suite 7

REQUESTED ACTION: A Special Use Permit for body art services (tattoo) in conjunction with an esthetics shop in a C-2, Limited Commercial Zoning District.

EXISTING USE: Vacant tenant space

PROPOSED USE: Esthetics shop with Body art services (tattoo shop)

DIMENSIONS: 563 feet by 155.71 feet **SQAURE FEET:** 87,664.73 sq. ft.

ADJACENT ZONING AND LAND USES:

NORTH:	C-3	Cars & Stereos, Office building Commercial use
EAST:	C-2	Vacant commercial, Vacant commercial, Papa Johns
SOUTH:	C-2, R-1	Savoy Lounge, parking lot, single-family residences
WEST:	C-2	Mexico Clasico, Broadway Joe's

YEAR 2040 PLAN: C Retail

SOILS REPORT: Report #: No soils report on file.

HISTORY: No history in the immediate area.

REVIEW COMMENTS: The Applicant is requesting a Special Use Permit for body art services (tattoo) in conjunction with an esthetics shop in a C-2, Limited Commercial Zoning District. Exhibit A shows that the subject property is located on the southwest corner of Broadway and Remington intersection. The subject property is surrounded by commercial uses and some residential uses (Exhibits B & C).

The Applicant, Destiny Owens, is requesting a Special Use Permit for body art services (tattoo) in conjunction with an esthetics shop in a C-2, Limited Commercial Zoning District. Within the C-2 District body art services is a Special Use. The Zoning Ordinance for Body Art Service states "Provision of any of the following procedures: body piercing, tattooing, cosmetic tattooing, branding and scarification. This definition does not include practices that are considered medical procedures by the Illinois Medical Board which may not be performed in a body art service establishment." The Zoning Ordinance states "it is recognized that there are other uses which may be necessary or desirable to allow in a given district, but which, because of their potential influence upon neighboring uses or public facilities, need

to be carefully regulated in terms of location and/or operation for the purposes of protecting the community” and “such uses are classified in this ordinance as special uses.” The Applicant is looking to open a new body art services (tattoo shop) use in this tenant space in conjunction with the esthetics shop. Because the business is new, it requires it to be reviewed for a Special Use Permit.

The Applicant did not provide a site plan. However, Exhibit C is the aerial view of the subject property. There are approximately 100 parking spaces shown on the subject property. The building is an odd shape with multiple uses ranging from retail, tavern and restaurant.

Exhibit D is the interior floor plan that the existing layout of the proposed tattoo shop. The studio entrance will be located west of the building. This floor plan is outdated with the uses shown. This tenant is connected to Clasico Mexico west. The tenant square footage was not provided. The body art services business requires four (4) spaces per 1,000 square feet of floor area. The body art services use requires one bicycle space (using the one bike space per 10 auto spaces). Staff is of the opinion that parking will not be an issue.

Exhibit E are the service calls for the last two years. The dates range from December 6, 2023 to September 27, 2025. There was a total of 30 service calls for 3929 Broadway.

The Applicant did not provide a narrative explaining the proposed business operation with the time and days of operation. If this request is approved, staff will need a narrative for review and approval.

Staff is comfortable with supporting this request and believes that the subject property is an appropriate location for the proposed business. For that reason, staff supports this request with the following conditions.

RECOMMENDATION: Staff recommends APPROVAL of a Special Use Permit for body art services (tattoo) in conjunction with an esthetics shop in a C-2, Limited Commercial Zoning District, 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.

See attached findings of fact.

SC: BM 01/12/26

**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**

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.



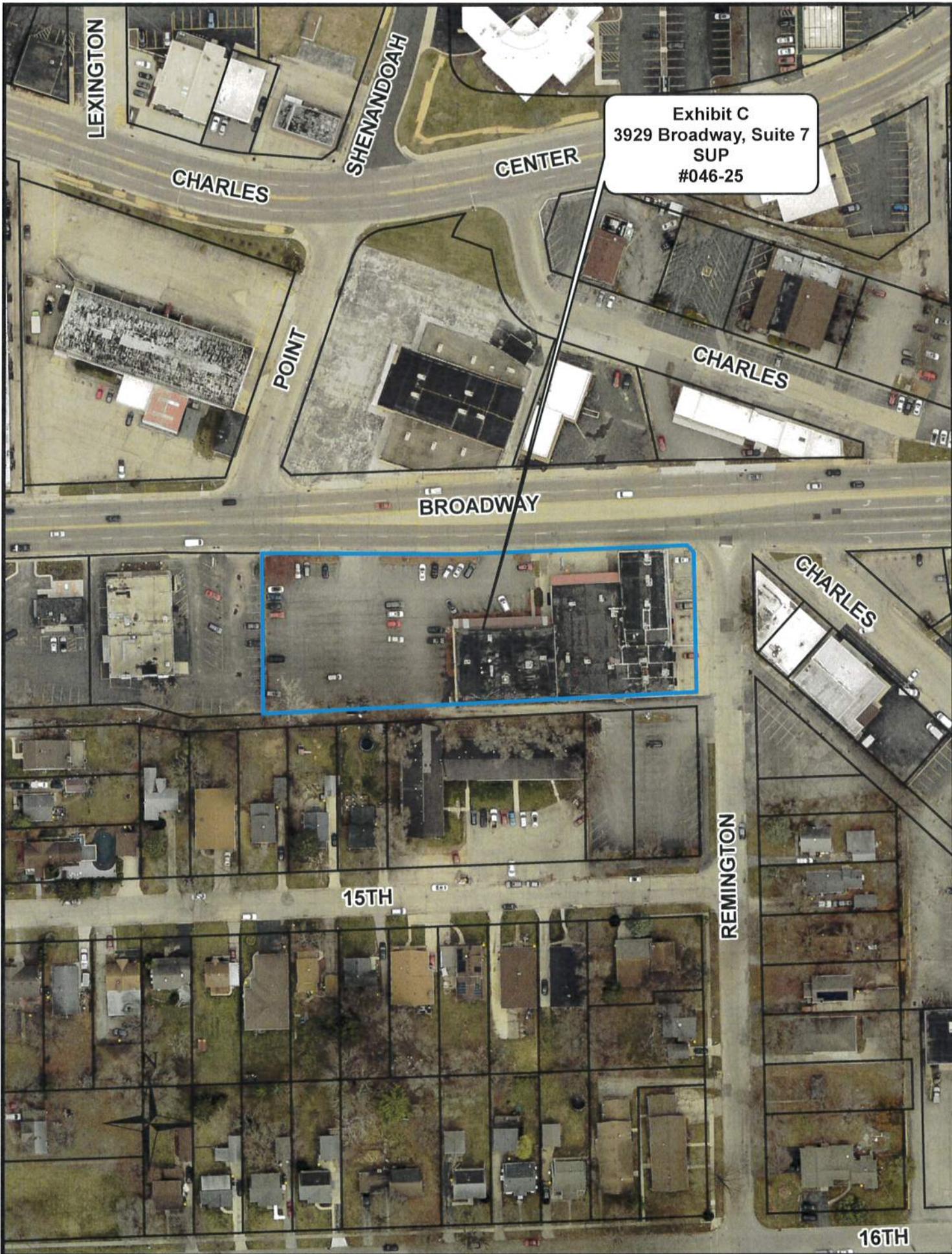
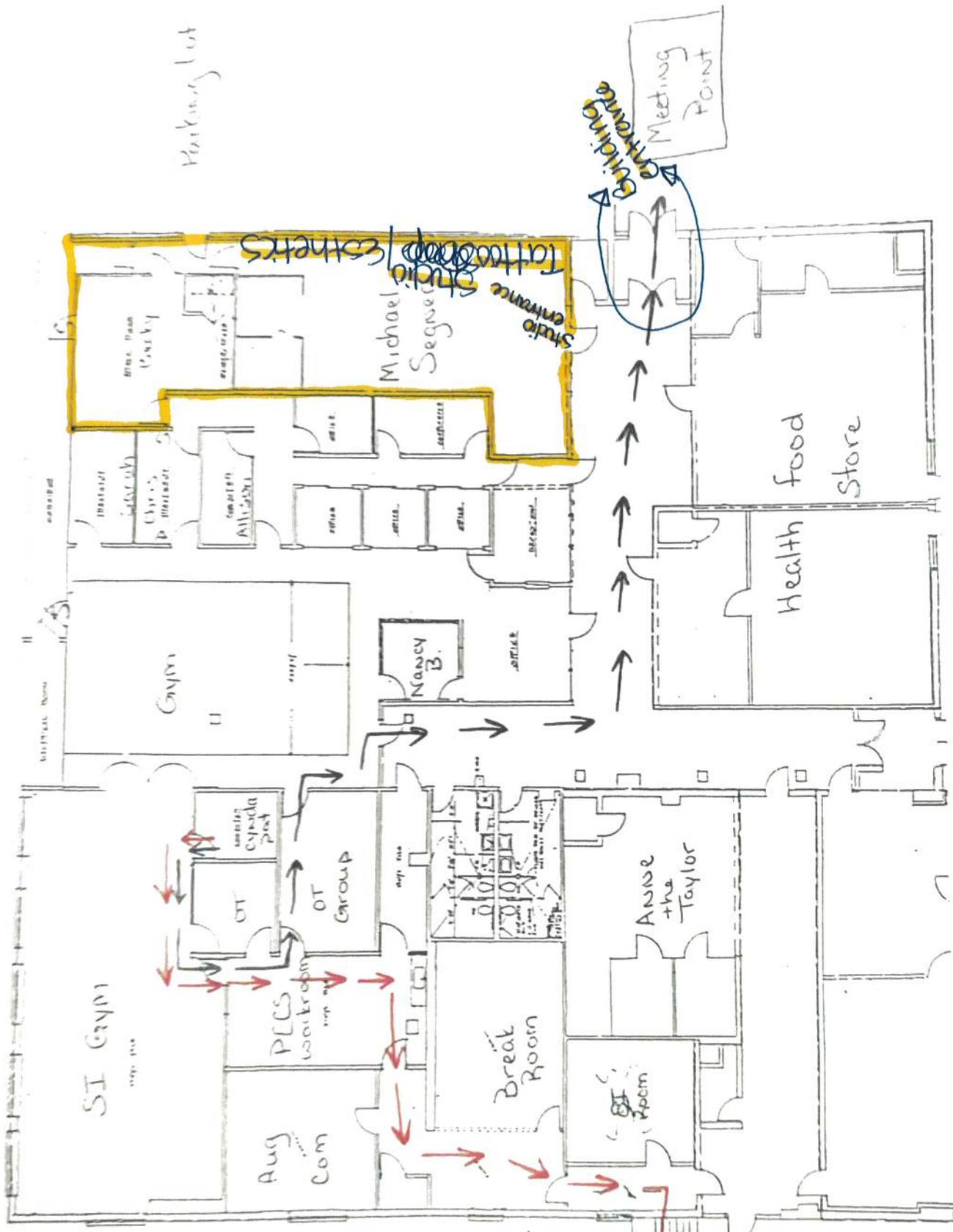


Exhibit C
3929 Broadway, Suite 7
SUP
#046-25



Parking lot

Tattoo Studio / Estheticians
 Studio Entrance
 Michael Segner

Building Entrance
 Meeting Point

SI Gym

Gym

PLCS
 workroom

OT
 Group

Break
 Room

Aug
 Com

Anne
 the
 Taylor

Health food
 Store

Primary =
 Red →
 Secondary =
 Black →

Exhibit D
 3929 Broadway, Suite 7
 SUP
 #046-25

Call Number	Event Date	Location	Situation Reported	Call Disposition	Agency
25-211828	09/27/2025 08:16:45 AM	3929 BROADWAY	CRIMINAL DAMAGE	RPT - REPORT	Rockford Police Department
25-211828	09/27/2025 08:16:45 AM	3929 BROADWAY	CRIMINAL DAMAGE	RPT - REPORT	Rockford Police Department
25-207538	09/22/2025 09:37:57 AM	3912-3929 Broadway	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
25-204205	09/17/2025 11:38:23 PM	3929 Broadway	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
25-157014	07/23/2025 10:57:13 AM	3929 BROADWAY	CRU	RPT - REPORT	Rockford Police Department
25-155640	07/21/2025 05:56:11 PM	3929 Broadway	CRU	RPT - REPORT	Rockford Police Department
25-152770	07/18/2025 10:00:47 AM	3929 Broadway	CRU	RPT - REPORT	Rockford Police Department
25-138377	06/30/2025 06:20:56 PM	3929 Broadway	911 DUPLICATE CALL	DUP - DUPLICATE	Rockford Police Department
25-135581	06/27/2025 09:57:30 AM	3929 Broadway	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
25-128788	06/18/2025 06:11:53 PM	3929 Broadway	ALARM - HOLDUP/PANIC	0003 - FALSE ALARM - WEATHER	Rockford Police Department
25-122776	06/11/2025 12:09:29 PM	3912 - 3929 Broadway	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
25-077805	04/17/2025 03:51:16 AM	3929 Broadway	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR	Rockford Police Department
24-285301	12/24/2024 02:30:28 AM	3929 BROADWAY	BATTERY REPORT	NRPT - NO REPORT	Rockford Police Department
24-249082	11/04/2024 08:13:33 AM	3929 BROADWAY	CRU	RPT - REPORT	Rockford Police Department
24-241835	10/25/2024 05:45:08 PM	3929 Broadway	WELFARE CHECK	NRPT - NO REPORT	Rockford Police Department
24-237724	10/20/2024 08:03:51 PM	3929 Broadway	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
24-182819	08/15/2024 06:49:42 PM	3929 Broadway	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
24-182818	08/15/2024 06:48:16 PM	3929 Broadway	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
24-175371	08/06/2024 01:03:05 PM	3929 Broadway	DISORDERLY	NRPT - NO REPORT	Rockford Police Department
24-167405	07/27/2024 05:13:21 PM	3912 - 3929 Broadway	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
24-164872	07/24/2024 07:50:45 PM	3929 Broadway	TRAFFIC STOP	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
24-160028	07/18/2024 11:11:08 PM	3929 Broadway	TRAFFIC STOP	NRPT - NO REPORT	Rockford Police Department
24-087872	04/25/2024 09:38:54 PM	3929 Broadway	SUSPICIOUS PERSON	NRPT - NO REPORT	Rockford Police Department
24-074154	04/09/2024 10:58:39 AM	3912-3929 Broadway	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
24-051267	03/09/2024 08:28:32 PM	3929 Broadway	TRAFFIC STOP	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
24-050857	03/09/2024 08:36:39 AM	3912 - 3929 Broadway	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
24-042110	02/27/2024 03:53:12 AM	3929 Broadway	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	Rockford Police Department
24-042102	02/27/2024 03:31:11 AM	3929 Broadway	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	Rockford Police Department
23-287120	12/27/2023 11:32:18 PM	3929 Broadway	TRAFFIC STOP	ISS - ISSUED	Rockford Police Department
23-271741	12/06/2023 11:04:28 AM	3929 Broadway	ABANDONED VEHICLE	NRPT - NO REPORT	Rockford Police Department

Exhibit E

3929 Broadway, Suite 7

SUP

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