



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of July 21, 2026

File # 021-26

APPLICANT: Everardo Rodriguez

LOCATION: 210 North Longwood Street

REQUESTED ACTION: A Special Use Permit for body art services in a C-2, Limited Commercial Zoning District.

EXISTING USE: Vacant tenant space

PROPOSED USE: Office building with Body art services

DIMENSIONS: Exhibit D **SQUARE FEET:** 18,200 sq. ft.

ADJACENT ZONING AND LAND USES:

NORTH:	C-2	Single-family residences, Two-family residences
EAST:	C-2	Homes Now, Vacant offices, Single-family residence
SOUTH:	C-2	Single-family residences, Two-family residences
WEST:	C-2	Sundberg Funeral Home

YEAR 2040 PLAN: Commercial and Retail

SOILS REPORT: Report #26-50; By considering the current zoning, current land use, Geographical Information Systems maps, and requested Special Use Permit, the Winnebago Soil and Water Conservation District has determined that the proposed tattoo studio will have no significant impact on the natural resources on the property or surrounding area. Any supporting maps or information are available upon request at the SWCD office (additional fees may apply).

HISTORY: **File #047-21:** A Special Use Permit for a Crematory in a C-2, Limited Commercial Zoning District was approved December 21, 2021 for the properties located at 215 North 6th Street. This property is directly west of the subject property. The crematory use was never established.

File #013-17: A Special Use Permit for a Planned Unit Development to allow a gas station, convenience store, and car wash in a C-4, Urban Mixed-use Zoning District was approved August 7, 2017 for the properties located at 221 North 2nd Street, 525 East Jefferson Street, 2XX, 204, 208, and 218 North 3rd Street. These properties are located four (4) blocks southwest of the subject property.

File #007-09: A Special Use Permit for a Crematory in a C-4, Urban Mixed-Use Zoning District was approved May 5, 2009 for the property located at

1001 2nd Avenue. This property is located five (5) blocks southwest of the subject property. The crematory use was never established.

REVIEW COMMENTS: The Applicant is requesting a Special Use Permit for body art services in a C-2, Limited Commercial Zoning District. Exhibit A shows that the subject property is located on the 60 feet north of the North Longwood Street and Spafford Avenue intersection. The subject property is surrounded by commercial uses and residential uses (Exhibits B & C).

The Applicant, Everardo Rodriguez, is requesting a Special Use Permit for body art services 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 use in this tenant space. Because the business is new, it requires the new location to be reviewed for a Special Use Permit.

Exhibit D is the site plan submitted by the Applicant. The building and garage are approximately 4,632 square feet. Exhibit D shows existing green spaces and is proposing 30 parking spaces.

Exhibit E is the interior floor plan submitted by the Applicant. Exhibit E shows the building will consist of eleven (11) tenant spaces, a conference room, bathrooms, reception desk, kitchen, mechanical room and garage. Additionally, Exhibit E shows the body art services use will occupy tenant space #7 and will consist of a chair, a sink, and a counter.

Exhibit F is the Zoning Narrative submitted by the Applicant. The Applicant states, "the purpose of this application is to obtain approval for the operation of a private tattoo studio at the subject property, which the proposed business will provide professional tattoo services in a clean, safe, and regulated environment that complies with all applicable local health, safety, and zoning requirements" (Exhibit F). The Applicant explains, "the business will operate primarily by appointment with the latest appointment time of 7:00 PM resulting in limited customer traffic, minimal impact on adjacent properties and not to mention the proposed building features a generous amount of parking space for client, which controls the environment, eliminates loitering, and keeps the space secure and orderly" (Exhibit F).

Additionally, the Applicant states, "the proposed use is compatible with surrounding commercial uses and is expected to contribute positively to the area by activating the space, supporting small business development, and providing a professional service to the community" (Exhibit F).

Furthermore, the Applicant explains, “a controlled, lower-traffic environment makes it significantly easier to maintain rigorous cleanliness and infection control protocols and the studio will maintain all required health department licenses and sanitation standards, and the operation will not create excessive noise, odor, or nuisance conditions” (Exhibit F). Finally, the Applicant states, “approval of this application will allow the property to be utilized in a productive commercial manner while supporting local economic activity and providing a legitimate, professionally managed service business within the community” (Exhibit F).

Exhibit G is service calls for the last two (2) years. The service calls are from August 2025 to June 2026. There is a total of four (4) calls for 210 North Longwood Street.

Staff is comfortable with supporting this request and believes that the subject property is an appropriate location for the continuation and expansion of the business.

RECOMMENDATION: Staff recommends APPROVAL of a Special Use Permit for body art services 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. The body art services use shall be limited to space as shown in Exhibit E as well as the Zoning Narrative approved by Staff, Exhibit F.
4. All conditions must be met prior to issuance of a certificate of occupancy.

See attached findings of fact.

SC:DM 07/13/2026

**FINDINGS OF FACT FOR APPROVAL OF A
SPECIAL USE PERMIT FOR BODY ART SERVICES
IN A C-2, LIMITED COMMERCIAL ZONING DISTRICT
LOCATED AT 210 NORTH LONGWOOD STREET**

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 A
210 North Longwood Street
SUP
#021-26

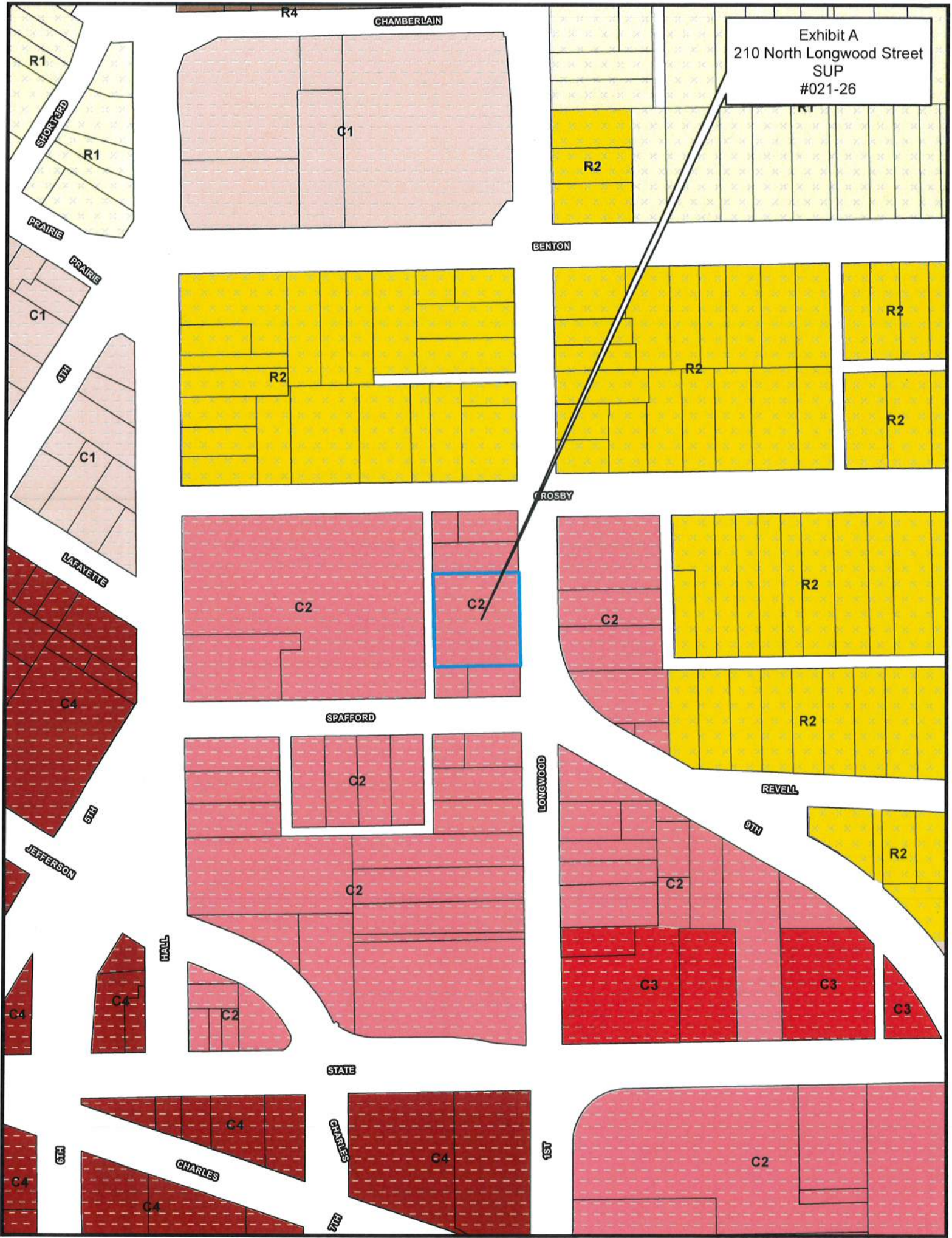


Exhibit B
210 North Longwood Street
SUP
#021-26

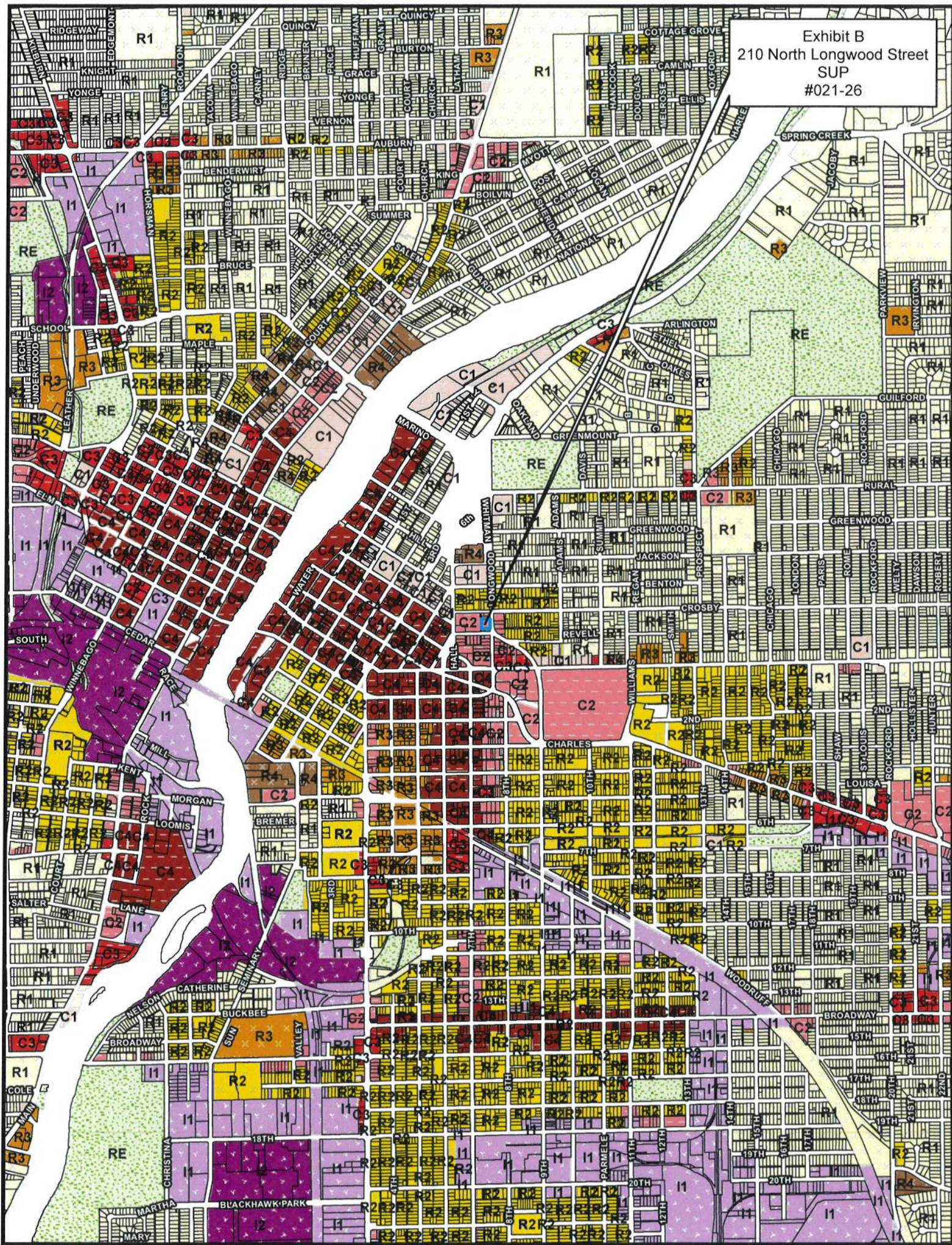
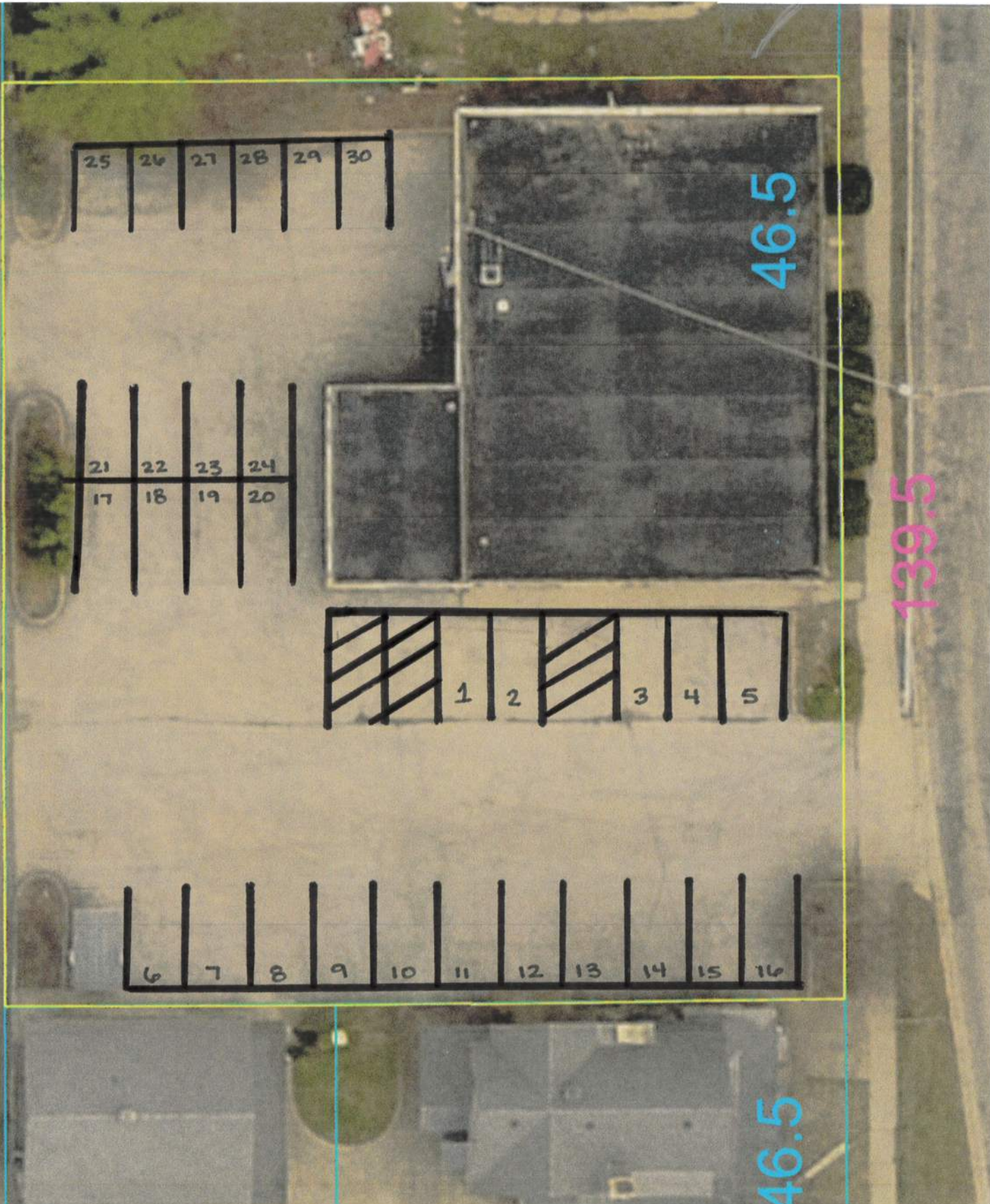
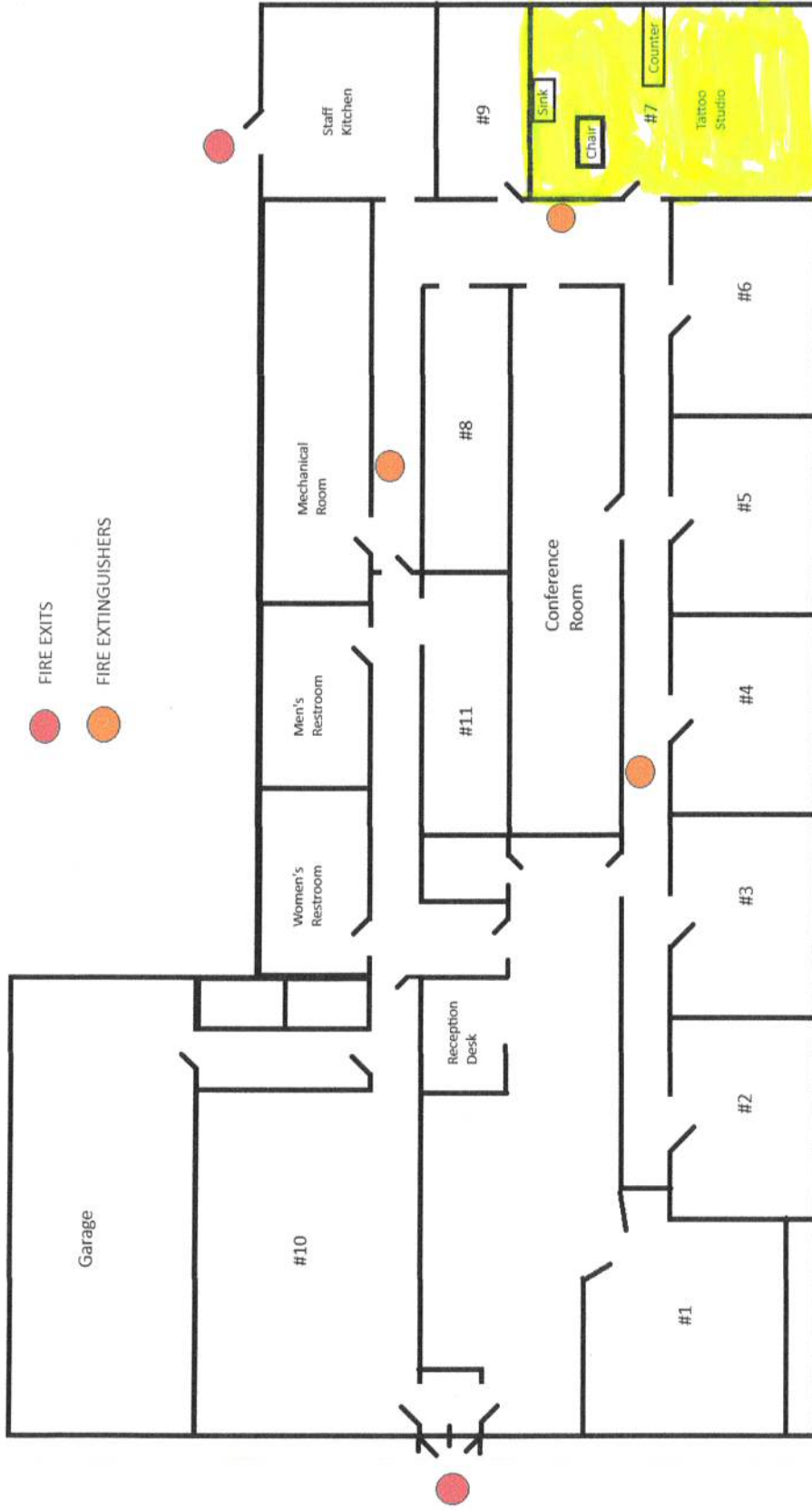


Exhibit C
210 North Longwood Street
SUP
#021-26







Zoning Narrative – Tattoo Studio Application

To whom it may concern,

The purpose of this application is to obtain approval for the operation of a private tattoo studio at the subject property. The proposed business will provide professional tattoo services in a clean, safe, and regulated environment that complies with all applicable local health, safety, and zoning requirements.

This request is necessary to allow the property to be legally used for a private tattoo studio within the applicable zoning district. The proposed use is compatible with surrounding commercial uses and is expected to contribute positively to the area by activating the space, supporting small business development, and providing a professional service to the community.

The business will operate primarily by appointment with the latest appointment time of 7:00 PM resulting in limited customer traffic and minimal impact on adjacent properties. Not to mention the proposed building features a generous amount of parking space for clients. This controls the environment, eliminates loitering, and keeps the space secure and orderly.

A controlled, lower-traffic environment makes it significantly easier to maintain rigorous cleanliness and infection control protocols. The studio will maintain all required health department licenses and sanitation standards, and the operation will not create excessive noise, odor, or nuisance conditions.

Approval of this application will allow the property to be utilized in a productive commercial manner while supporting local economic activity and providing a legitimate, professionally managed service business within the community.

Key takeaways:

- Private tattoo studio
- Stricter hygiene
- Appointments only
- No signage
- No walk ins
- Limited foot traffic

Call Number	Event Date	Location	Situation Reported	Call Disposition	
26-135136	06/23/2026 10:58:20 AM	210 N Longwood St	DOMESTIC	RE-ASSIGN/CHANGE OF CALL(UNIT) / NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
26-026122	02/06/2026 10:15:49 AM	210 N Longwood St	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	Rockford Police Department
26-017538	01/25/2026 04:58:39 PM	210 N Longwood St	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	Rockford Police Department
25-180897	08/21/2025 03:05:25 AM	210 N Longwood St	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	Rockford Police Department