



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of July 21, 2026

File # 024-26

APPLICANT: Tom Baclet

LOCATION: 1010 East State 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: Body art services (tattoo shop)

DIMENSIONS: Irregular shape lot **SQAURE FEET:** 5,528.39 sq. ft.

ADJACENT ZONING AND LAND USES:

NORTH:	C-2	Acrux, Vacant land and building
EAST:	C-2	Circle K, McDonald's
SOUTH:	C-3	Vacant commercial buildings
WEST:	C-3	Versatile Hairstyles, Creative Pig Minds

YEAR 2040 PLAN: C Retail

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

HISTORY: **File #026-20:** A Special Use Permit for body art services and barbershop services in a C-4, Urban Mixed-Use Zoning District was approved on January 6, 2021 for the property located at 1115 Charles Street. This is two (2) blocks south of the subject property.

File #052-12: A Special Use Permit for body art services/retail/jewelry/clothing in a C-2, Limited Commercial Zoning District was approved on February 13, 2013 for the property located at 1002 East State Street and 103 Hall Street. This is west of the subject property. The 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 northwest corner of East State Street and East Jefferson Street. The subject property is surrounded by commercial uses and some mixed uses (Exhibits B & C).

The Applicant, Tom Baclet, 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 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 six (6) parking spaces shown on the subject property. The building is an odd shape with two tenant spaces. Both of these tenant spaces are vacant. The tenant space is approximately 640 square feet. The body art services business requires three parking spaces and one bicycle space. Staff is of the opinion that parking will not be an issue.

Exhibit D is the interior floor plan for the proposed tattoo shop. The floor plan shows four (4) stations, waiting area, retail display area. The tenant space is 20' by 32' in size.

Exhibit E is the letter of intent to Lease. The business will be called "The Devil's Grin". The lease term will be one year. 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.

Exhibit F are the service calls for the last two years. There was one service call for 1010 East State Street.

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 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 Staff's review and approval.
3. Submittal of a narrative including the days and hours of operation for Staff's review and approval.
4. Future signage must comply with the sign ordinance.
5. All conditions must be met prior to issuance of a certificate of occupancy.

See attached findings of fact.

FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR BODY ART SERVICES
IN A C-2, LIMITED COMMERCIAL ZONING DISTRICT
LOCATED AT 1010 EAST STATE 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.



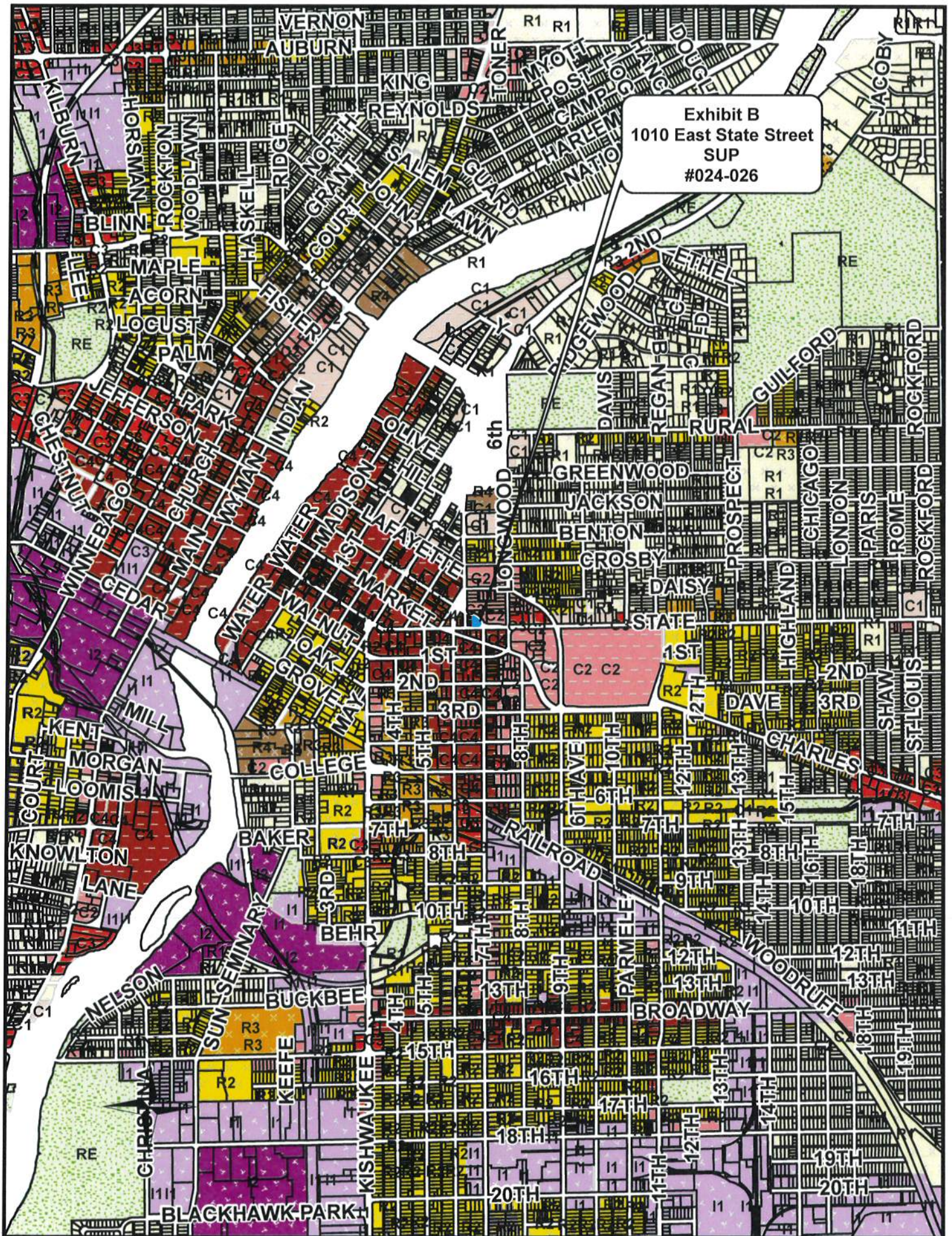


Exhibit B
1010 East State Street
SUP
#024-026



Exhibit C
1010 East State Street
SUP
#024-026

SPAFF

JEFFERSON

5TH

HALL

STATE

CHARLES

6TH

1ST

7TH

9TH

LONGWOOD

CHARLES

SUITE B TATTOO STUDIO	CONCEPT FLOOR PLAN FOR PLANNING / PERMIT PURPOSES	PROJECT INFO ADDRESS: 4812 E. STATE STREET ROCKFORD, IL 61108 SUITE: B APPROX. AREA: 1,056 SF	DRAWING LEGEND HAND SINK (EACH STATION) UTILITY / MOP SINK DUPLEX OUTLET (TYP.) FULL HEIGHT WALL HALF HEIGHT DIVIDER (APPROX. 6'-6" HIGH) --- CLEAR AISLE / CIRCULATION	GENERAL NOTES 1. ALL FOUR STATIONS ARE 8'-0" x 8'-0" WITH COUNTERTOP AND HAND SINK. 2. ALL SINKS CONNECT TO PLUMBING ALONG REAR WALL. 3. ONE (1) UTILITY / MOP SINK PROVIDED. 4. RESTROOMS ARE LOCATED IN THE COMMON HALLWAY OUTSIDE THE SUITE. 5. ALL DIMENSIONS ARE APPROXIMATE AND TO BE FIELD VERIFIED.	SCALE: 1/4" = 1'-0" 0' 2' 4' 8' N
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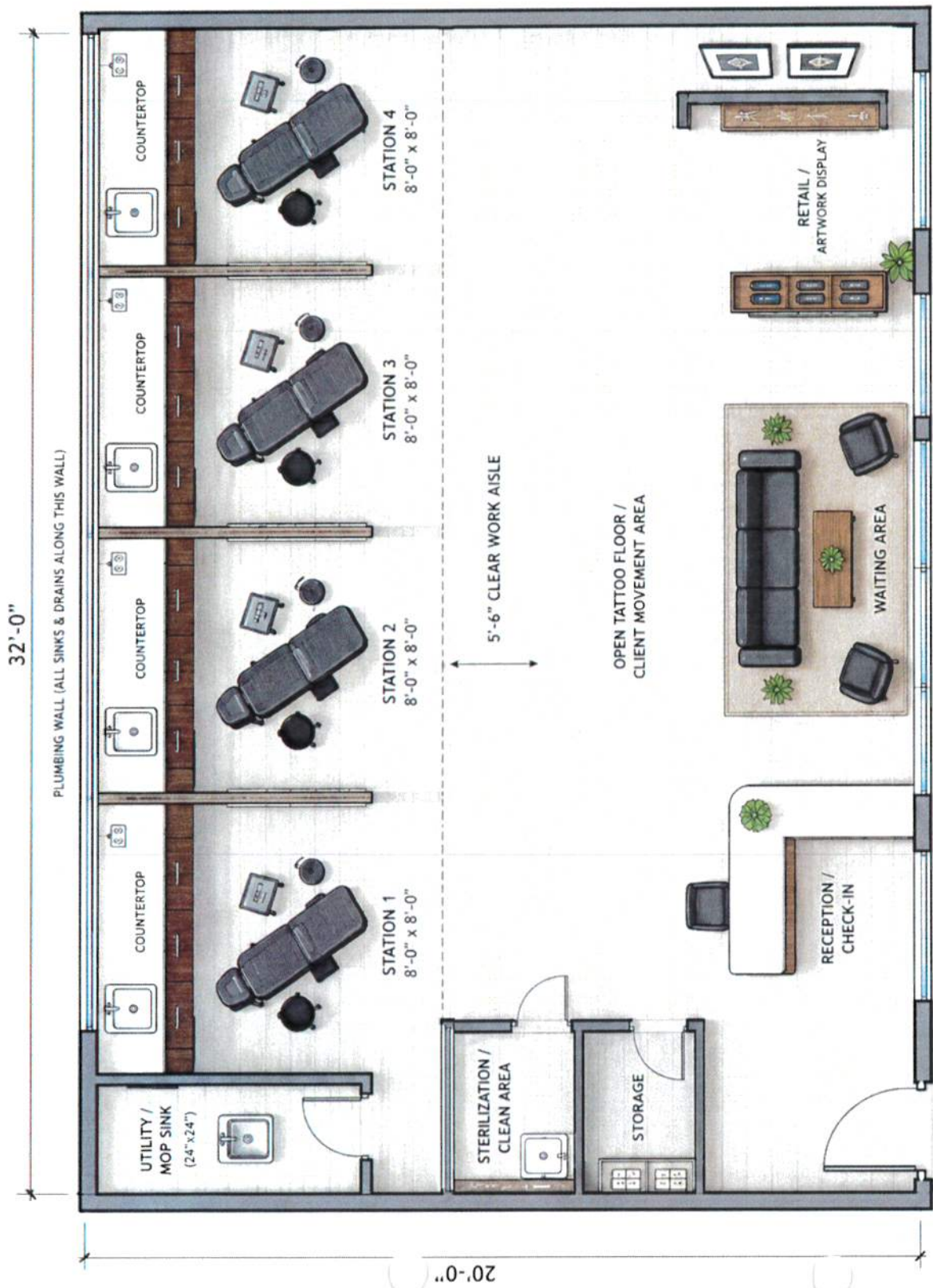


Exhibit D
1010 East State Street
SUP
#024-026

- Floor Plan -

LETTER OF INTENT TO LEASE COMMERCIAL PREMISES

Date: 06/17/2026

This Letter of Intent ("LOI") sets forth the principal terms under which **Brothers Realty Management, LLC** ("Landlord") intends to lease commercial premises to **Tom Baclet d/b/a The Devil's Grin** ("Tenant").

Property

1010 E. State Street, Suite B
Rockford, Illinois 61104

Approximately 1,000 square feet.

Exhibit E
1010 East State Street
SUP
#024-026

Tenant

Tom Baclet
Business Name: **The Devil's Grin**

Intended Use

The premises shall be used solely for the operation of a tattoo shop and related lawful business activities. Tenant shall be responsible for obtaining and maintaining all licenses, permits, approvals, and registrations required by federal, state, county, and local authorities.

Lease Term

One (1) year commencing forty-five (45) days after execution of the final Lease Agreement, provided that all required governmental approvals, including any special use permit or zoning approval required for the operation of a tattoo shop, have been obtained.

Rent

Tenant shall pay rent in the amount of **\$1,200.00 per month**.

Security Deposit

Tenant shall provide a security deposit of **\$1,200.00** prior to taking possession of the premises.

Utilities

Tenant shall be responsible for fifty percent (50%) of all utility expenses serving the building, including but not limited to electricity, gas, water, sewer, and trash service. The parties acknowledge that the building consists of two units of approximately equal square footage.

Signage

No exterior signs, window signs, banners, or other advertising materials shall be installed or displayed without the prior written approval of Landlord.

Alterations

Tenant shall not make any alterations, improvements, plumbing modifications, electrical changes, or structural modifications without Landlord's prior written consent.

Insurance

Prior to occupancy, Tenant shall maintain commercial general liability insurance with limits acceptable to Landlord and shall provide proof of coverage upon request. Landlord may require that Brothers Realty Management, LLC be named as an additional insured.

Assignment and Subletting

Tenant shall not assign the lease or sublease any portion of the premises without Landlord's prior written consent.

Governmental Approval Contingency

This Letter of Intent and any resulting Lease Agreement shall be contingent upon Tenant obtaining any special use permit, zoning approval, occupancy permit, health department approval, or other governmental approval required for the operation of a tattoo shop at the premises. If such approvals are denied, neither party shall have any further obligation to proceed with the lease.

Non-Binding Intent

This Letter of Intent is intended solely as a summary of the proposed terms for discussion purposes. Except as otherwise agreed in writing, it is non-binding and does not constitute a lease. A binding agreement shall exist only upon execution of a formal written Lease Agreement by both parties.

Call Number	Event Date	Location	Situation Reported	Call Disposition	Agency
25-223391	10/11/2025 01:55:37 PM	1010 E State St	DISORDERLY	RPT - REPORT	Rockford Police Department

Exhibit F
1010 East State Street
SUP
#024-026