

## **STAFF REPORT**

**DATE:** March 19, 2026  
**TO:** Zoning Board of Appeals  
**FROM:** Francisco Jimenez, Planner  
**RE:** Petition Number: 2026-13, 2026-14, and 2026-15  
Applicant: Joseph Spillie  
Property Owner: Tyler & Gary Schumal  
Location: 81 N. Chicago Street  
Request: A Variation of Use to allow a B-3 (general business) zoning district use in a B-2 (central business) zoning district, Special Use Permit to allow a tattoo studio, and a Variation to allow a tattoo studio within 1,000 feet of a library

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### **Purpose**

The applicant is requesting a Special Use Permit, a Variation of Use, and a Variation to open and operate a tattoo studio at 81 N. Chicago Street. Requested actions from the Zoning Board of Appeals include:

- A Variation of Use to allow a B-3 (general business) zoning district use in a B-2 (central business) zoning district.
- A Variation to allow a tattoo studio within 1,000 feet of a library.
- A Special Use Permit to allow a tattoo studio.

### **Site Specific Information**

The subject property, 81 N. Chicago Street, is a four-story multi-tenant building in downtown Joliet. The tenant space subject to these requests is located on the 3<sup>rd</sup> floor of this building and is approximately 870 square feet. The proposed studio will consist of a waiting area, a utility and janitorial room, and a private tattoo station. Restrooms are shared with other commercial tenants within the building.

### **Surrounding Zoning, Land Use and Character**

Properties in this vicinity are all zoned and located within the B-2 Central Business District.

### **Applicable Regulations**

- Section 47-12.9 B-2 (Central Business) Zoning District - Prohibited Uses
- Section 47-13.2A B-3 (General Business) Zoning District - Special Uses
- Section 47-17.28 Variation of Use

- Section 47-5.2 (C) Criteria for issuance of a Special Use Permit  
(refer to attachment)
- Section 47-19.8 Findings of Facts Supporting a Variation  
(refer to attachment)

**Section 47-17.28: Variation of Use:** *A "variation of use" shall be defined to mean relief from strict compliance with the use limitations of this Ordinance regarding the classification, regulation, and restriction of the location where trades, industries, businesses, and residences may exist.*

### **Discussion**

The applicant seeks to establish a tattoo studio at 81 N. Chicago Street. The proposed studio would operate by appointment only and would not be a walk-in studio. The applicant states that the appointment only model would allow them to control the volume of people, maintain the privacy of clients, and would minimally impact the surrounding area. The Zoning Ordinance specifies that tattoo shops must be a minimum of 1,000 feet from any school, church, day care, park or playground, library, and other tattoo businesses. The proposed studio would be within 1,000 feet of the Ottawa Street branch of the Joliet Public Library; and, therefore, the applicant is also requesting a variation from this spacing requirement. The applicant will comply with all requirements set forth by the City of Joliet as well as the health requirements from Will County and the State of Illinois.

### **Requested Action**

Staff does not find that the Variation of Use and Variation requests meet the criteria for hardship or practical difficulties. Tattoo studios are allowed in the B-3 (General Business) and Industrial zoning districts by Special Use Permit approval. However, staff does find that the proposed tattoo studio would not alter the essential character of the area. The proposed studio will be located on the 3<sup>rd</sup> floor of the building and will serve clients by-appointment only. The proposed studio is also small in size. Additionally, staff finds that the proposal meets the criteria for a Special Use Permit. The establishment of the studio would not be detrimental to the health or general welfare of the public. Additionally, the proposed use will not impede the use and enjoyment of tenant spaces in the building and surrounding property due to studio size and limited volume of clients. The applicant will also apply for all necessary licensing from the City of Joliet and Will County.

### **Conditions**

If the Zoning Board desires to approve the Variation requests and Special Use permit to allow a tattoo studio, the following conditions should be included:

1. That a business license shall be obtained prior to the use commencing.
2. Should the tattoo studio use be declared a public nuisance, it may be subject to a rehearing and a possible revocation of the Special Use Permit and Variation of Use.

