

MEETING MINUTES



Village of Homewood
Planning and Zoning Commission
Thursday, September 8, 2022
7:00 p.m.

Village Hall Board Room
2020 Chestnut Road
Homewood, IL 60430

CALL TO ORDER: Chairman Sierzega called the meeting of the Planning and Zoning Commission to order at 7:00 p.m.

ROLL CALL: Members attended: Alfonso, Bransky, Cap, Johnson, O'Brien, Castaneda, and Chairman Sierzega; Present from the Village were Economic and Community Development Director Angela Mesaros and Building Department Secretary Darlene Leonard. There were four people in the audience. The public was able to listen and watch the meeting via zoom webinar.

APPROVAL OF MINUTES:

Chairman Sierzega asked if there were any corrections or changes to the minutes of August 11, 2022.

Member Bransky stated on page 2 in the fifth paragraph second sentence, to change "premier" to "premium". Also, on page 3, at the bottom, his name is spelled wrong and needs correcting.

A motion was made by Member O'Brien to approve the minutes of August 11, 2022, as amended; seconded by Member Cap.

AYES: Members Alfonso, Bransky, Cap, Castaneda, Johnson, O'Brien, and Chairman Sierzega

NAYS: None

ABSTENTIONS: NONE

ABSENT: None

Case No. 22-29: 18354 Governors Highway – Variance from the required 1,000' separation of a Tattoo Parlor from a Place of Worship. And Case 20-30 18354 Governors Highway – Special Use Permit for a Tattoo Parlor:

Chairman Sierzega introduced the cases and asked if there were any public comments received. Staff Liaison Mesaros stated no.

Chairman Sierzega swore in the petitioner, Hannibal Payton Bernard from 4800 State Park Drive in Chicago.

Chairman Sierzega asked if Mr. Bernard will be opening a tattoo parlor, and not have body piercing. Chairman Sierzega asked Mr. Bernard to explain. Mr. Bernard stated yes sir. [Mr. Bernard started his PowerPoint presentation.] Mr. Bernard stated that his business, Big Brother Tattoo Parlor provides a safe space and would offer a comfortable and sanitary space for the client and the artist for the procedure.

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Mr. Bernard stated that tattoos are becoming more acceptable, are self-expression, and are a way that some keep artwork with them.

Mr. Bernard stated that the market is all ages and genders and that revenue is an estimated \$1.6 billion in the industry annually. On average, a studio earns approx. \$241,000 annually. Mr. Bernard stated the studio would receive 30% of the artist's revenue and a 10% commission on artwork sales.

Mr. Bernard stated no tattoo parlors are close in the location and few are located in the south suburbs.

Mr. Bernard stated all the artists are certified by the state and there will be three artists and one apprentice. Mr. Bernard stated he has invested \$25,000 to open with 30% to pay for rent, utilities, supplies, etc., and \$10,000 for unforeseen circumstances, like Covid.

Chairman Sierzega explained the purpose of a special use permit. Chairman Sierzega stated by code 13 parking spaces are needed because the requirement is 1/300 square feet. The church submitted a letter stating they are not opposed to the business and the plaza owner wrote a letter urging approval.

Member Alfonso asked Mr. Bernard if he had ever owned a business. Mr. Bernard stated no. He has worked at the shop he is currently at for about one year and has learned what he likes and does not like.

Member Alfonso asked if Mr. Bernard has looked up the requirements from the State for tattoo parlors and asked how often they would be inspected by the State. Mr. Bernard stated he has never seen one get inspected. He believes that Chicago does, but is not sure if the State does inspections.

Member Bransky asked about the hours of operation. Mr. Bernard stated 10am-10pm, but is unsure of Homewood's thoughts on those hours. Mr. Bernard added that he may change it to 10am-8pm, but someone may be inside working past closing time, but the location would not be open to the public.

Member Bransky asked how many days a week they would be open. Mr. Bernard stated every day.

Chairman Sierzega asked if it included Sundays. Mr. Bernard stated yes sir. Mr. Bernard stated he personally would not work on Saturdays, but other artists would be working and added that he prefers working on Sundays.

Member Bransky stated he has no issue with the business and the 1,000-foot distance would be eliminated in the code revision. Member Bransky stated that he did not think that anyone at the Church would even see it because of the parking lots and the building.

Member Cap stated that a zoning ordinance represents the values of our community. Zoning is based upon the idea of separating incompatible uses, for example, uses that potentially release dangerous or noxious emissions or noise, such as a factory, ought to be separated from single family homes; or a bar ought to be separated from bars, churches, or schools. In this case, the protected use- the church- has no objection to this prospective use. So, how and why could we object? He added that he had a couple conversations about the business and most of them involve residents that live beyond the radius of the notification. They were more out of curiosity than concern.

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Member O'Brien stated he appreciated the presentation and asked why Mr. Bernard's name is different on the paperwork. Mr. Bernard stated Hannibal is a family name and he prefers to go by Payton.

Member O'Brien asked if dry tattooing or medical tattooing would be done. Mr. Bernard stated he was not aware of what that way.

Member O'Brien asked what the process is for permits or licensing. Mr. Bernard stated the State requirement is to obtain a blood-borne pathogen certificate and that all the employees have the certificate. Mr. Bernard added that some states have an apprentice certificate, but Illinois is not one of them.

Member O'Brien asked if micro-blading would be done. Mr. Bernard stated that micro-blading is a specialty and it depends on the artist. It is not his style.

Member O'Brien asked what the other artists are required to have. Mr. Bernard stated they will be required to have the blood-borne pathogen certificate and he will review their work to see if it is good enough to be in the shop and if they are a good fit personality wise.

Member Johnson asked if a lease had been signed. Mr. Bernard stated no, he was waiting until after the meeting before signing anything.

Member Johnson asked the length of the lease. Mr. Bernard stated he was thinking of a 2-year lease.

Member Johnson asked if there are insurance requirements from the landlord. Mr. Bernard stated no, but he will have it anyway.

Member Johnson asked Staff Liaison Mesaros if they will have to provide their licensing and certificates. Staff Liaison Mesaros stated it must be provided.

Member Johnson asked what the Village requirements are and if there is a health inspection. Staff Liaison Mesaros stated there will be an inspection before opening by the Fire Department and also an annual safety inspection by the Fire Department. There is no health inspection, but they will have to follow the State and County requirements.

Member Johnson asked if the customers will be by appointment. Mr. Bernard stated it will be by appointment and they might get one walk-in a month.

Member Johnson asked if the other artists will be by appointment. Mr. Bernard stated yes, but they can take the walk-ins if they have time. The majority of the walk-ins would be done by the apprentice.

Member Johnson stated at the six work spaces it would be Mr. Bernard and four others, and asked why Homewood. Mr. Bernard stated that is correct for the staff. He is a Homewood-Flossmoor high school graduate, he worked at the HF Park District in their after school program and lived in Cherry Creek tower behind the plaza. Mr. Bernard stated it is like coming back to community and some of his clients live in Homewood and nearby. Mr. Bernard loves the village and it is peaceful.

Chairman Sierzega asked if there are a lot of female clients and the percentage. Mr. Bernard stated it is about equal.

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Chairman Sierzega asked the amount of time it takes to do a tattoo. Mr. Bernard stated it depends on the artist and stated that he personally takes 4-5 hours per tattoo, but some artists are faster.

Chairman Sierzega asked if he has seen or done 3-dimensional tattoos. Mr. Bernard stated he has seen it, but not done it.

Member Cap asked if Mr. Bernard's tattoos are all black and gray monochromatic and asked if any of the staff use color. Mr. Bernard stated he and one artist does black and gray and two artists do color.

Member O'Brien asked if the time to do one depends on the size. Mr. Bernard stated 4-5 hours, but can take longer. They charge by the tattoo, not by the amount of time.

A motion was made by Member Cap to recommend approval of Case Number 22-29, "variance from 1,000' separation of a Tattoo Parlor/Body Piercing facility from a place of worship" and Case 22-30, Special Use for a Tattoo parlor/Body Piercing facility located at 18354 Governors Highway; seconded by Member O'Brien.

Member Bransky asked if the body piercing needs to be included in the motion if the applicant stated there is no body piercing. Staff Liaison Mesaros stated it can be taken out and just say tattooing.

Member Bransky asked if it is strong enough in the motion, if they need to clarify, or strike it from the motion. Staff Liaison Mesaros stated it can be taken out.

AYES: Members Alfonso, Bransky, Cap, Castaneda, Johnson, O'Brien, and Chairman Sierzega.

NAYS: None

ABSTENTIONS: None

ABSENT: None

NEW BUSINESS:

Chairman Sierzega stated the next PZC meeting is on the 22nd of September to review the zoning code update.

Member O'Brien asked if there is a time line for an applicant to act on zoning approval. Building Department Secretary Leonard stated they have six months to obtain a permit.

Member O'Brien asked about expiration. Building Department Secretary Leonard stated that a building permit lasts 90 days, but that 90-days resets with each inspection.

OLD BUSINESS: NONE

ADJOURNMENT: Chairman Sierzega asked for a motion to adjourn the meeting. Member O'Brien moved to adjourn the meeting at 8:05 p.m., seconded by Member Cap.

AYES: Members Alfonso, Bransky, Cap, Johnson, O'Brien, Castaneda, and Chairman Sierzega.

NAYS: None

ABSTENTIONS: None

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ABSENT: None

Respectfully submitted,

Angela Mesaros

Angela M. Mesaros
Staff Liaison