



Post Office Box 299
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April 17, 2023

Mayor Ken Kolowski,
Peru City Clerk, and
Aldermen of the City of Peru

RE: Petition of Ryan S. Jeppson and Kayla M. Jeppson d/b/a Stigma Tattoo Studio LLC
1824 4th Street, Peru, IL (PIN# 17-17-436-002)

Gentlemen:

Pursuant to legal notice published in the News Tribune in the manner provided by law, the Planning/Zoning Commission of the City of Peru convened for a public hearing on Wednesday, April 12, 2023, at 5:10 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Ryan S. Jeppson and Kayla M. Jeppson d/b/a Stigma Tattoo Studio LLC (“Petitioners”) concerning property commonly known as 1824 4th Street in the City of Peru, Illinois, legally described as follows:

THE WEST 33 FEET OF LOT 4 IN BLOCK 34 IN NINEWA ADDITION TO THE TOWN, NOW CITY OF PERU, EXCEPTING COAL AND MINERALS AND THE RIGHT TO MINE AND REMOVE THE SAME, AND SUBJECT TO PARTY WALL AGREEMENTS.

PIN #: 17-17-436-002 (“Property”)

Petitioners, as tenants under lease with the Property owner, desire to operate a body art establishment and request the following relief under the City’s Zoning Ordinance, to wit:

- (1) A text amendment to Section 11.04(d) to add “Body Art Establishment” as Special Use in a B-3 Central Business District;
- (2) Granting Petitioners a Special Use to operate a Body Art Establishment at the Property; and
- (3) For such other and further relief as may be reasonable and appropriate.

The Property is located in a B-3 Central Business District

Planning/Zoning Commission Members Miller, Lucas, Kalsto, Grabowski, Brady, Moreno and Jones were present at the hearing. No Members were absent.

Petitioners Ryan S. Jeppson and Kayla M. Jeppson appeared and were duly sworn. Mr. Charles Helmig and attorney James Helmig also appeared on behalf of the Property owner and were duly sworn.

Ms. Jeppson testified that they would like to run a small tattoo studio at the Property. They have room for two artists, maximum. Tattoos will be all they do. They will not do piercings or any other kind of body modification. The business will have a family atmosphere and Petitioners' kids will be in and out all the time. Ryan will be the main artist and they have room for one more.

Mr. Jeppson testified that he has been tattooing for 12 years. He previously worked at Permanent Images in Ottawa. Petitioners just got married and have 3 kids at home. Mr. Jeppson wants to start up his own shop.

Ms. Jeppson added that they need a storefront for Ryan to do his appointments. He already has a sizable clientele built up over the years.

Attorney Schweickert informed the Planning/Zoning Commission that his office recently received a copy of the business's License, Permit, Certification, Registration from the State of Illinois Department of Public Health. Mr. Jeppson stated they had already paid \$550 for it in advance and had to allow them to do the inspection at the Property or they would lose the payment. Ms. Jeppson added they have already been state inspected and approved and the business has been set up as an LLC.

Attorney Schweickert advised the P/Z Commission that Petitioners already made some investment into the Property before they became aware of the required zoning approvals. Petitioners stated that they made approximately \$10,000 - \$15,000 in improvements to the Property. Mr. Jeppson added that they didn't know about the zoning requirements. Attorney Schweickert noted that the City of Peru did not have a body art establishment until recently with the approval of Michael Lock's petition in August of 2022, which added a text amendment to B-4 Zoning Districts.

Chairman Miller requested comment from the City's Director of Engineering and Zoning, Eric Carls. Engineer Carls commented that he appreciates the investment Petitioners have made in the Property. In response to questioning from Engineer Carls about signage, Mr. Jeppson responded that the storefront windows are lit. Ms. Jeppson added that they are LED strips. Engineer Carls noted that the City does have a lighted sign policy and depending on the outcome of this hearing and the City Council's decision, he would like to review that with Petitioners. Carls had no objection.

Chairman Miller called for public comments and objections.

Lisa Moore commented that Mr. Jeppson is her son. She testified that Petitioners are very family oriented. The business will not be a wild tattoo place like some would assume; she promised it will be very calm.

Richard Moore commented that Mr. Jeppson is his stepson. He joked that Ryan would not get a job some place else based on his tattooed appearance, and said he is excellent at what he does. Mr. Moore also displayed some of Ryan's art on his own body. He added that Mr. Jeppson is recently married and trying to make a living for his family.

The Planning/Zoning Commission found the requested relief will not alter the essential character of the locality; will not be detrimental or injurious to other properties in the area; will not impair an adequate supply of light or air to adjacent properties, or increase the danger of fire, or endanger the

public safety, or diminish or impair property values and will not increase street congestion and, therefore, favorable recommended to the City Council that it grant the relief as prayed for in the Petition.

Member Lucas moved, and Member Moreno seconded, to favorably recommend the City Council approve the Petition as prayed for. The motion passed unanimously: 7 aye, 0 nay, and no Members absent.

Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission