



**Thursday, August 21, 2025**  
**Plan Commission Meeting at 6:00 PM**

**PLAN COMMISSION MEETING AGENDA**

**1. Meeting Opening**

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- A. Call to Order
- B. Roll Call

**2. Consent Agenda**

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- A. Approval of Minutes

**3. Staff Reports**

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**4. Business Items**

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- A. Public Hearing to Rezone Property Located at 1813 Locust Street from CB Community Business to CB Community Business with Special use

**5. Discussion**

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**6. Adjourn**

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The City of Sterling in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of this meeting or facilities, contact the ADA Coordinator at (815) 632-6630 to allow the City of Sterling to make reasonable accommodations for these persons.

On Thursday, June 12, 2025, at 6:44 p.m., Skip McCloud called the regular meeting of the Plan Commission to order. Roll Call. Present: Gordon Harris, Carol Corwell, and Brian Carradus. Absent: Jamie Schwingle and Rene Morris.

Also present were City Planner Dustin Wolff, Building and Zoning Superintendent Amanda Schmidt, Attorney Tim Zollinger, Alderperson Elston, and City Clerk Teri Sathoff.

Gordon Harris made a motion to approve the minutes from May 15, 2025, as presented; seconded by Carol Corwell. Voting – Ayes: Corwell, Harris, McCloud, and Carradus. Nays: None. Motion carried.

City Attorney Zollinger informed the Commission and those present that the Public Hearing that was opened at the May 15, 2025, Plan Commission meeting had been recessed until this meeting to allow for postings and notices.

At 6:46 pm, Chair McCloud reopened the public hearing for the approval of a condominium plat for the development of five structures containing ten townhouses. The property is located on the Northeast corner of Lynn Blvd and 16<sup>th</sup> Avenue and is 1.47 acres. A rezone of this property from SR-4 to MR-10 is being requested.

City staff received one comment via phone call from Stephen Berley, 2208 11<sup>th</sup> Avenue, Sterling. Mr. Berley did not agree with the proposed zoning change. He advised that he would be in attendance, but he was not.

The recommendation was made at the May 15, 2025, meeting contingent on notifications, to approve the rezoning of the proposed condominium plat, with a formal/final vote on it at the June 12, 2025, Plan Commission meeting, with the following conditions:

1. Rezoning of the lands from the SR-4, Single-Family District to the MR-10, Multi-Family District.
2. Compliance of all condominium plat instruments with the requirements of the Illinois Condominium Property Act
3. Provide Condominium Declarations and Bylaws for Staff and Attorney review prior to action by the City Council.
4. Relocate the building footprint in the northeast corner of the plat to comply with a 30-foot setback from the north property line.
5. Provide a construction detail and cross-section for the access drive to illustrate it can accommodate emergency service and maintenance vehicles.
6. Any technical corrections required by the City Engineer and Whiteside County.

The public hearing was closed at 6:51 pm.

At 6:52 pm, Chair McCloud opened the public hearing for the annexation and zoning of Aldi lot 2. The petitioner, Rob Boron, with PMP Holdings, was present to answer questions and provide a background on the proposed development.

Mr. Boron stated that the development will include a building with four or five businesses. One of the occupancies will be Jersey Mike's; one of the others is a national chain that is not being named at this time.

City Planner Dustin Wolff stated the land use plan recommends this area for continued regional business uses.

Brian Carradus asked about planning for the future development of the adjacent properties. Wolff advised that this has been taken into consideration.

The public hearing was closed at 6:51 pm.

Brian Carradus made a motion to recommend approval of the annexation and the zoning designation of RB Regional Business District for PIN 11-14-276-004; Seconded by Gordon Harris. Voting – Ayes: Corwell, Harris, and Carradus. Nays: None. Motion carried.

City Planner Wolff stated that a recommendation to the City Council will need to be made to combine the two lots into one for the development.

Carol Corwell made a motion to recommend to the City Council to approve the petition for the Plat, with the following conditions:

1. Approval of the annexation of PIN 1114276004 and zoning of the property to RB, Regional Business District.
2. The Plat be revised to show building setback lines that conform to the RB district.
3. The Plat be revised to show the ROW dedication of the triangular area adjacent to the 25<sup>th</sup> Street ROW. This area must be labeled on the Plat as being dedicated to the City of Sterling.
  - a. Provide a mete and bounds description of the triangular area to be dedicated to the City of Sterling.
4. The Plat be revised to show the ROW dedication of an additional area, approximately 35-foot x 100-foot. This area must be labeled on the Plat as being dedicated to the Illinois Department of Transportation (IDOT).
5. Subject to all technical corrections as required by Whiteside County.

Seconded by Brian Carradus. Voting – Ayes: Corwell, Harris, McCloud, and Carradus. Nays: None. Motion carried.

With no further business to discuss, the meeting was adjourned at 7:14 p.m.

Teri Sathoff

City Clerk

# memorandum



To: Plan Commission  
From: Dustin Wolff, AICP, City Planner  
Cc: Amanda Schmidt, Building & Zoning Superintendent  
Tim Zollinger, City Attorney  
Date: August 14, 2025

RE: Special Use for Tattoo Studio

PETITIONER: Rayne Pyron, Ink & Ivy

REQUESTED ACTION: Special Use Permit Review for Tattoo and Piercing Studio

LOCATION: 1813 Locust Street, Parcel 11-16-378-006



Figure 1: Proposed studio will on the highlighted property, located in the southern building, facing Locust Street.

BACKGROUND: The petitioner is requesting the approval of a special use to operate a tattoo studio. It is proposed to be located in an existing commercial building that another studio, Skin Deep, previously occupied. See Figure 2.



Figure 2: The studio will be located in the highlighted building that was previously home to Skin Deep.

## LAND USE AND ZONING ON SURROUNDING PROPERTIES:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
On-Site	Vacant Commercial Building	CB, Community Business
North	Vacant	CB, Community Business
South	Commercial	CB, Community Business
East	Commercial	CB, Community Business
West	Commercial	CB, Community Business

Tattoo and body-piercing operations are permitted by special use in the CB, Community Business District.

**SPECIAL USE EVALUATION:** The following are my comments based on an evaluation of the special use permit:

## FINDINGS

1. *How is the proposed special use (the use in general) in harmony with the purposes, goals, objectives, policies and standards of the City of Sterling Comprehensive Strategic Plan, or any other plan or program, adopted by the City?*

The City's Comprehensive Plan does not specifically address tattoo studios. The Future Land Use Map illustrates the area for commercial development for retail sales and service industry. This category is intended for areas appropriate for auto-oriented commercial, office, institutional uses along commercial corridors such as Route 40 or the Lincoln Highway. The proposed development achieves these goals because it occupies an otherwise vacant building. Staff finds that the proposed development is consistent with the Plan.

2. *How is the proposed special use (in its specific location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sterling Comprehensive Strategic Plan, or any other plan or program, adopted by the City?*

The Comprehensive Plan does not make specific mention or recommendation for tattoo establishments; however the Plan states the goal, "ED-2: Sterling will encourage development of new businesses and opportunities for economic growth." As such, the proposed use achieves this goal.

3. *Does the proposed special use, in its proposed location and as depicted on the site plan, result in a substantial or undue adverse impact on adjacent property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way...?*

The proposed use will be contained entirely on the site and within an existing structure. The area is well served by existing infrastructure. The area is commercial in nature, with many retail, service, and entertainment operations. Parking is available on-site. The proposed special use should not adversely affect adjacent operations.

It is Staff's opinion the proposed special use will not result in a substantial or undue adverse impact on adjacent property or the character of the district.

4. *Is the proposed special use located in an area that will be adequately served by, and will not impose as undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the property?*

The site is served by public water and sanitary infrastructure. A parking lot to the rear of the building will accommodate the use. Limited parking is available in front of the building along Locust. It is the opinion of Staff that the proposed special use will not impose as undue burden on public infrastructure.

5. *Do the potential public benefits of the proposed special use outweigh any and all potential adverse impacts of the proposed special use (as identified in 1 – 4 above), after taking into consideration any proposal by the petitioner and any requirements recommended by the petitioner to alleviate such impacts?*

The public benefit of this proposal is by filling a vacant site along a commercial corridor. Not having commercial vacancies has always been viewed as a public benefit. The potential adverse issues are the unknown. It is assumed that the proposed establishment, and its operators, will prove to be good neighbors and corporate citizens.

It is staff's opinion that the potential benefits outweigh any adverse impacts.

## **SITE AND OPERATIONS PLAN EVALUATION**

The following materials have been provided for review and specific operations issues addressed in detail:

1. Operational issues
  - a. Description of proposed services to be provided.
    - Tattooing services and body-piercing.
  - b. Number of stations/chairs for performing service:
    - One (1) piercing station
    - Two (2) artist stations.
  - c. Number of licensed practitioners on site.
    - Initially there will be two (2) practitioners.
  - d. Documentation of Section 797.1300: Body Artist Proficiency Requirements established by the Illinois Administrative Code: Title 77 Public Health, Chapter I: Department of Public Health, Subchapter m: Food Drugs and Cosmetics, Part 797 Body Art Code has been provided.
  - e. Compliance with State licensing for operations per Section 797.1200: Establishment Certificate of Registration Requirements established by the Illinois Administrative Code: Title 77 Public Health, Chapter I: Department of Public Health, Subchapter m: Food Drugs and Cosmetics, Part 797 Body Art Code.
    - The bloodborne pathogens certificate has been provided.
  - f. Hours of operation
    - Generally 10am – 8pm on Mondays through Saturdays, however the studio will be appointment based.
  - g. Understanding of waste handling, specifically hazardous/bio-hazard waste.
    - General waste will be disposed of normally in the dumpster on site.

- Bio-waste will be disposed of in bio-bags and be properly disposed of by a professional disposal company such as MERI or MedXwaste. Sharps containers will be available at every station, and once full will also be disposed of professionally.

2. Building floor plan. A floor plan has been provided. See *Figure 3*.

a. Chair locations.

- There are 4 small rooms in the building that will be available to customers.
  - One chair will be in each room (considered the stations) and there is one supply room.
- Rooms in the back will be for employees only.
  - General cleaning supplies will be stored in the back.

b. Restroom facilities.

- There is one restroom in the building.

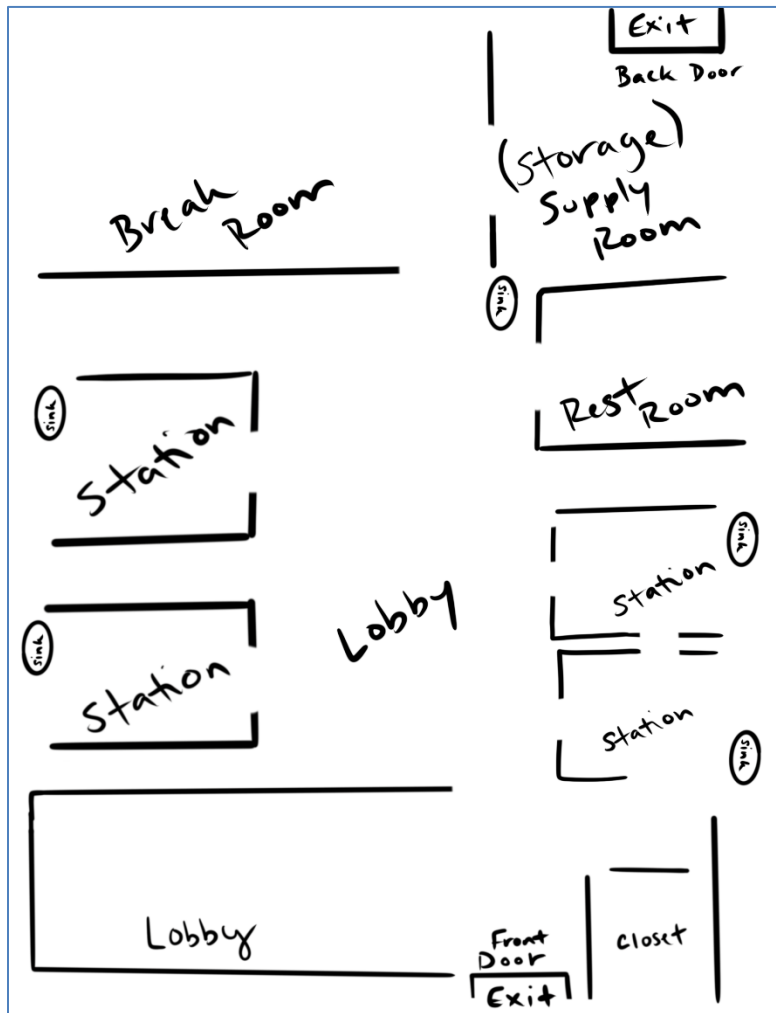
c. Area for cleaning and sterilizing instruments.

- Most supplies are single use and are properly disposed of separately.
- Instruments are sterilized—machine, tray, chairs, armrests—will be sterilized at the station

d. Storage facilities and Material Safety Data Sheets of chemicals/inks to be stored and used on-site.

- General cleaning supplies for the office will be stored in a cabinet.
- Supplies for sterile procedures—alcohol, Cavacide, ink caps, paper towels, gloves, rinse cups, etc.—will be stored in a separate cabinet.
- Tattoo ink will be stored separately away from cleaning supplies

3. Signage. At this time no signage is proposed on the building façade. Logos will be applied to the front windows of the building. See *Figure 4*. The sign code limits the size of these signs to 50-percent of the window area.



*Figure 3: Floor plan for the proposed facility.*



*Figure 4: Business logo artwork that will be applied to the windows for the facility.*

4. Refuse. The site has an existing dumpster for refuse located at the rear (west side) of the site. The dumpster does not have any screening as required by code. This is a code compliance issue that will need to be resolved by the property owner/landlord.
5. Compliance with Section 102-440 of the Zoning Code regulating Tattooing and Body-Piercing operators in the City.

**RECOMMENDATION:** Staff recommends that the Plan Commission recommend to the City Council approval of a Special Use for Rayne Pyron, proprietor of Ink & Ivy, to operate a Tattoo and Piercing Studio at 1813 Locust Street (Parcel 11-16-378-006) conditioned upon the following:

1. Required Illinois Department of Public Health (IDPH) registration certificate and artist certifications shall be prominently displayed in the establishment.
2. Post a Human Trafficking Resource Center Notice as required by the Human Trafficking Resource Center Notice Act.
3. Bio-waste shall be properly disposed of in the required leak-proof or puncture-resistant containers by a certified medical waste disposal company as indicated in the operations details.
4. Maximum size of signage in windows is limited to 50-percent of the window area.