



Village of Oak Park

STAFF REPORT

TO: Plan Commission

REVIEW DATE: January 15, 2026

FROM: Project Review Team

PREPARED BY: Mike Bruce, Zoning Administrator

PROJECT TITLE

PC 26-01 – Zoning Ordinance Text Amendment and PC 26-02 - Special Use Permit

The Petitioner, TAT3 Chicago, Inc., seeks a text amendment to the Oak Park Zoning Ordinance amending Article 8 (“Uses”) – Table 8-1 (“Use Matrix”) by adding “Body Modification Establishment” as a special use in the NA – North Avenue Zoning District.

The Petitioner also seeks Village approval of a special use permit to operate a body modification establishment pursuant to Article 8 (“Uses”) – Table 8-1 (“Use Matrix”) of the Oak Park Zoning Ordinance at the Subject Property located at 6549 North Avenue, Oak Park, Illinois, Property Index Number 16-06-204-005-0000, in the NA – North Avenue Zoning District. The Plan Commission may also consider any related and additional relief that may be discovered during the review of this docket.

APPLICANT INFORMATION

APPLICANT: TAT3 Chicago, Inc.
6549 North Avenue
Oak Park. IL 60302

PROPERTY OWNER: Zora Petrevski (Iron Mountain Prop)
5816 Laurel Avenue
La Grange Highlands, IL 60525

PROPERTY INFORMATION

EXISTING ZONING: NA – North Avenue Zoning District
EXISTING LAND USE: Vacant two-story commercial building
PROPERTY SIZE: Approximately 3200 SF
COMPREHENSIVE PLAN: Corridor Commercial/Mixed-Use

SURROUNDING ZONING AND LAND USES:

NORTH: North Avenue followed by the City of Chicago (Galewood Shopping Center)
SOUTH: Public Alley followed by R-2 Single-Family Zoning District (Single-Family Residence)
EAST: NA – North Avenue Zoning District (Two-Story Commercial Building)
WEST: NA – North Avenue Zoning District (One-Story Commercial Building)

A N A L Y S I S

Description

The Subject Property is located in the NA – North Avenue Zoning District. The property is improved with a two-story commercial building. The building has been vacant for approximately 11 months. The hours of operation for TAT3 Chicago Inc., would be from 12pm – 8pm daily. Body art and piercing services would be by appointment only.

The Applicant has two requests.

1. The first request is to amend Article 8 (“Uses”) – Table 8-1 (“Use Matrix”) of the Zoning Ordinance by adding “Body Modification Establishment” as a special use permit in the NA – North Avenue Zoning District.
2. The second request is for special use approval of a body modification establishment (tattoo parlor) in the NA - North Avenue Zoning District for TAT3 Chicago Inc. at 6549 North Avenue.

Both requests will go to the Village Board for final approval. Each request should be considered *separately*, and a recommendation shall be made for each application.

Z O N I N G O R D I N A N C E

TEXT AMEMNDENT

TAT3 Chicago, Inc., seeks a text amendment to the Oak Park Zoning Ordinance Amending Article 8 (“Uses”) – Table 8-1 (“Use Matrix”) by adding “Body Modification Establishment” as a special use in the NA – North Avenue Zoning District. A body modification establishment is defined in the Zoning Ordinance as follows:

“A business that offers tattooing services, body piercing, and/or non-medical body modification. Body modification establishment does not include an establishment that offers only ear piercing as an ancillary service.”

The Plan Commission and Village Board must consider the following standards when determining the appropriateness of the proposed Zoning Ordinance text amendment. The approval of amendments is based on a balancing of these standards.

Standards for Text Amendments:

- a. The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village.
- b. The relative gain to the public, as compared to the hardship imposed upon the applicant.
- c. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.
- d. The consistency of the proposed amendment with the intent and general regulations of this Ordinance.
- e. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.
- f. The extent to which the proposed amendment creates nonconformities.

- g.** The extent to which the proposed amendment is consistent with the overall structure and organization of this Ordinance.

Following the hearing, the Plan Commission shall transmit to the Village Board a written report of its findings as to compliance with the text amendment approval standards listed in Section 14.1 (E) (2) (Approval Standards for Text Amendments) and give its recommendation to either approve or deny the text amendment.

PROPOSED TEXT AMENDMENT LANGUAGE:

VILLAGE OF OAK PARK ZONING ORDINANCE: BODY MODIFICATION ESTABLISHMENT

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ARTICLE 8. USES

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8.3 USE RESTRICTIONS

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Article 8 (“Uses”) – Table 8-1 (“Use Matrix”) by adding “Body Modification Establishment” as a special use in the NA – North Avenue Zoning District.

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TABLE 8-1: USE MATRIX																		
Use	R-1	R-2	R-3 -50 & -35	R-4	R-5	R-6	R-7	DT¹	HS	GC	MS¹	NA	NC¹	RR¹	OS	I	H	Use Standard § = Section
Body Modification Establishment								P	P	P	P	S	P	P				
Business Service Center								S	P	P	P	P	P	P				§8.3.A
Car Wash										S	S	S		S				§8.4.C
Contractor Shop										S	S	S		S				§8.4.F
Day Care Center									S	S	S	S	S	S			S	§8.4.G
Day Care Home	P	P	P	P	P	P	P											§8.4.H
Funeral Home										S	S	S		S			S	
Hotel/Motel								S		S	S	S		S				
Massage Service Establishment								S		S	S	S	S					
Personal Service Establishment								P	P	P	P	P	P	P			P	
Reception/Banquet Facility								S		S	S	S		S				§8.4.N
Self-Service Storage Facility										S		S		P				
Vehicle Rental										S	S	S		S				§8.4.S
Vehicle Repair/Service – Minor										P	S	P	S	S				§8.4.T
Vehicle Repair/Service – Major										S	S	S						§8.4.T

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SPECIAL USE PERMIT

TAT3 Chicago Inc. also seeks Special use approval to allow a body modification establishment (tattoo parlor) in the NA – North Avenue Zoning District located at 6549 North Avenue. If the proposed text amendment is approved by the Village Board, Section 8.3 (Table 8-1: Use Matrix) of the Zoning Ordinance of the Village of Oak Park would require a special use permit to operate a body modification establishment in the NA – North Avenue Zoning District.

The Plan Commission and Village Board must make findings to support each of the following **Special Use** standards.

Standards for Special Uses:

1. The establishment, maintenance, and operation of the proposed special use will not have a substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare.
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.
3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance, adopted land use policies and the Comprehensive Plan.
4. The special use meets the requirements for such classification in this Ordinance.

The Petitioner has responded to the approval standards within its application.

Following the hearing, the Plan Commission shall transmit to the Village Board a written report of its findings as to compliance with the special use approval standards listed in Section 14.2 (E) (Approval Standards) and give its recommendation to either approve, approve with condition(s) or deny the special use.

PROPOSED ADITIONAL SERVICES

In addition to operating a tattoo studio offering professional body art, piercings, merchandise, apparel, and apprenticeships, TAT3 Chicago Inc. also plans to provide the following services.

1. Studio open houses to demonstrate new artist's work.
2. Hosting of new up-and-coming artists and their work for the community.
3. New artists training in newer techniques and works.
4. Displaying body art and other non-body art as studio events and open houses.

Pursuant to Article 8 ("Uses") – Table 8-1 ("Use Matrix"), the above uses are permitted uses in the NA – North Avenue Zoning District as an Art Gallery, an Art and Fitness Studio and is similar to an Educational Facility – Vocational use. These uses are each defined, respectively, as follows:

Art Gallery. A business engaged in the sale, loan and/or display of paintings, sculpture, photographs, video art, or other works of art. Art gallery does not include a cultural facility, such as a library or museum, which may also display paintings, sculpture, photographs, video art, or other works.

Art and Fitness Studio. A business where an art, type of art or activity is taught, studied, or practiced such as

dance, martial arts, photography, music, painting, pilates, or yoga. An art and fitness studio also includes private exercise studios that are only open for private sessions with trainers and/or classes but does not include health clubs.

Educational Facility – Vocational. A facility that offers instruction in industrial, clerical, computer, managerial, automotive, repair (electrical, plumbing, carpentry, etc.), or commercial skills, or business conducted as a commercial enterprise, such as a driving school or school for general educational development. Educational facility – vocational also applies to privately operated schools that do not offer a complete educational curriculum.

Recommendation

Staff support the proposed Zoning Ordinance text amendment and special use permit submitted by TAT3 Chicago Inc.

In Illinois the Tattoo and Body Piercing Establishment Registration Act, (410 ILCS 54), became effective July 1, 2007. The IDPH's Body Art Code (77 Ill. Adm. Code 797) became effective December 26, 2008. This Code specifies the standard for the conduct of body art procedures, sets standards for the process by which the Department and its delegate agencies inspect and register body art establishments and sets the fee requirements. All establishments providing body art services such as tattooing, piercing, branding or scarification are required to be registered with the IDPH. Staff is not aware of any public health, safety issues, or unsanitary conditions regarding any existing establishment in Oak Park.

The proposed body modification establishment is not the traditional "street shop" model with walk-ins. TAT3 Chicago Inc. would operate out of a commercial space featuring large retail windows where the clientele would be managed on an appointment-only basis. The hours of operation of TAT3 Chicago Inc. would be from 12 pm to 8 pm in the evening.

Body modification establishment are currently not a permitted use in the NA – North Avenue Zoning District. In contrast, the Zoning Ordinance currently allows *body modification establishments* as a **permitted use** in the DT-Downtown District, GC- General Commercial District, MS-Madison Street District, and RR-Roosevelt Road District. The proposed amendment would provide more consistency with the Zoning Ordinance's treatment of body modification establishments by offering an approval path (special use process) for a business to provide body art and similar services on North Avenue on a case-by-case basis, where these uses have been prohibited since 2017 in the NA – North Avenue Zoning District.

End of Report.

- c. Plan Commission
Courtney P. Trefil, Plan Commission Attorney
Craig Failor, Development Services Director