

January 15, 2026

President and Board of Trustees  
Village of Oak Park  
123 Madison Street  
Oak Park, Illinois 60302

**Re: Application of TAT3 Chicago, Inc., for Consideration of a Special Use Permit to Permit the Operation of a Body Modification Establishment within the North Avenue Zoning District for the property located at 6549 North Avenue Street, Oak Park, Illinois – PC 26-01**

Dear President and Board of Trustees:

In December of 2025, TAT3 Chicago, Inc., 6549 North Avenue, Oak Park, Illinois 60302 (“**Applicant**”), submitted an application for consideration of a special use permit with the Plan Commission (“**Commission**”). The Applicant is the lessee of the property located at 6549 North Avenue, Oak Park, IL 60302 (“**Property**”), which is located in the NA – North Avenue Zoning District (“**NA District**”). The Applicant requests that the Village issue a special use permit to allow the operation of a Body Modification Establishment (hereinafter defined) at the Property which is located in the NA District.

Notice and Hearing.

On December 24, 2025, legal notice of the public hearing was published in *The Wednesday Journal*, a newspaper of general circulation within the Village of Oak Park.

Pursuant to legal notice, the Commission conducted a public hearing on the application on January 15, 2026, at which time and place a quorum of the members of the Commission was present. A notice of the public hearing was posted at the Property and letters were also mailed by the Applicant to taxpayers of record for property within 300’ of the Property, advising them of the proposal and the public hearing to be held.

Having heard and considered the testimony and evidence at the public hearing, the Commission makes the following findings of fact:

### FINDINGS OF FACT

#### Property.

1. The Property is located south of North Avenue, north of Le Moyne Parkway, west of Fair Oaks Avenue, and east of North East Avenue. The Property is located in the NA District and is improved with a vacant two-story building with commercial spaces.

2. To the north of the Property is the Galewood Shopping Center, located in the City of Chicago, to the south of the Property are single-family residences, zoned in the R-2 Single-Family Zoning District, to the east of the Property is a two-story commercial building, zoned in the NA District, and to the west of the Property is a single-story commercial building, zoned in the NA District.

#### The Applicant.

3. The Applicant leases the Property from Iron Mountain Properties LLC.

#### Requested Approval – Special Use Permit.

4. The Property is improved with a vacant two-story building that includes commercial spaces.

5. The Applicant proposes to operate an appointment-only tattoo studio on the Property, offering professional body art, piercings, merchandise, apparel, and apprenticeships services, as well as: studio open houses to demonstrate new artist's work, hosting of new up-and-coming artists and their work for the community, new artists training, and the displaying of body art and other non-body art as studio events and open houses (collectively, the ***“Body Modification Establishment”***).

6. The Applicant requests that the Village grant it a special use permit to operate the Body Modification Establishment at the Property (***“Special Use”***).

7. The Commission heard testimony regarding the Applicant's request for a Special Use to permit the operation of the Body Modification Establishment at the Property.

Standards.

8. The following are standards for approval of a special use permit, in Subsection 14.2(E) of the Village's Zoning Ordinance ("**Zoning Ordinance**"):

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.

9. The Commission finds that permitting the operation of the Body Modification Establishment at the Property as a Special Use satisfies the standards set forth in Subsections 14.2(E).

10. Specifically, the Commission finds that the operation of the Body Modification Establishment is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

11. Additionally, the Commission finds that allowing the operation of the Body Modification Establishment at the Property pursuant to a special use permit would not have a substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare.

12. Further, the Commission finds that allowing the operation of the Body Modification Establishment at the Property pursuant to the special use permit is consistent with the Village's Comprehensive Plan.

13. The Commission finds that allowing the Special Use at the Property is appropriate and is consistent with the spirit and intent of the Zoning Ordinance.

## **RECOMMENDATION**

Pursuant to the authority vested in it by the statutes of the State of Illinois and the ordinances of the Village of Oak Park, and based on the above findings, the testimony and the evidence presented at the public hearing, this Commission, sitting as a Zoning Commission, hereby recommends to the Village President and Board of Trustees that the application for a special use permit for the Applicant be APPROVED, subject to the following conditions and restrictions:

1. The special use permit shall be limited to the Applicant and the use set forth herein, and any expansion in the use or change in the tenant, operator or use of the Subject Property will terminate the special use permit;
2. The Applicant is limited to offering tattoo and piercing services at the Subject Property that the Applicant is currently licensed for, and is prohibited from providing other body modification services, including but not limited to, scarification and other major body modifications.
3. The Applicant may not operate any special events at the Subject Property after 10:00 p.m.
4. In the event that any of the conditions set forth herein shall not be fulfilled at any time in the future, said event shall be deemed a violation(s) of the Zoning Ordinance and the Zoning Administrator shall take appropriate action.

This report adopted by a 5 to 0 vote of  
the Plan Commission, sitting as a Zoning  
Commission, this 15th day of January, 2026.