

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 an Amendment to the Village of Oak Park Zoning Ordinance to allow a “Body Modification Establishment” as a special use in the NA – North Avenue Zoning District – 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 an amendment to the Village of Oak Park Zoning Ordinance (“**Zoning Ordinance**”) 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 requested that the Commission consider whether to amend the Zoning Ordinance by allowing “Body Modification Establishment” as a special use in the NA District (“**Amendment**”).

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 certified 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

1. The Applicant's proposed Amendment allows a "Body Modification Establishment" as a special use in the NA District.

2. Specifically, the Applicant's proposed Amendment seeks amendment to the Zoning Ordinance to amend Article 8 ("Uses") – Table 8-1 ("Use Matrix") by adding "Body Modification Establishment" as a special use in the NA District.

3. The Zoning Ordinance was adopted in its current form in September of 2017 and it has been amended several times since then.

4. The Commission heard testimony regarding the proposed Amendment.

5. The Zoning Ordinance currently does not allow a Body Modification Establishment as a special use in the NA District.

6. Testimony established that there is a need to amend the Zoning Ordinance to allow a Body Modification Establishment in the NA District as a special use.

Standards.

7. The following are standards for approval of text amendments in Subsection 14.1(E)(2) of the Zoning Ordinance:

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.

8. The Commission finds that the Amendment satisfies the standards in Subsection 14.1(E)(2), and that approval of the requested Amendment is appropriate.

9. The Commission finds that the Amendment would result in a net gain to the public by allowing for a unique business practice, and that there is also acute hardship to the Applicant if the Amendment is denied in that Applicant would have to relocate their business.

10. The Commission further finds that the Amendment is necessary to eliminate outdated requirements that are no longer needed to strengthen the NA District, and resolves existing non-conformities in the NA District.

11. The Commission further finds that the Amendment does not propose a deviation from existing uses and the proposed use is similar in nature to other surrounding commercial uses.

12. Specifically, the Commission finds that making the Amendment to the Zoning Ordinance will promote the public health, safety, and welfare of the Village; is consistent with the intent of the Zoning Ordinance and Comprehensive Plan of the Village; and will further the future development goals of the Village.

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 be GRANTED, and that the Amendment be made to the Zoning Ordinance.

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