

ORDINANCE 2025-68

**ORDINANCE APPROVING A SPECIAL USE PERMIT AS REQUIRED IN
APPENDIX B, SECTION 8.2(A) TO ALLOW A 'COSMETIC TATTOO'
AT 8307 W. GOLF ROAD (25-ZP-30)**

Dated: This 28th day of October, 2025

**Published in Pamphlet Form by Authority
of the
President and Board of Trustees
Village of Niles**

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WHEREAS, the Village President and Board of Trustees (hereinafter collectively referred to as the "Village Board") of the Village of Niles, Cook County, Illinois (hereinafter the "Village"), find that the Village is a Home Rule Municipal Corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois and pursuant to said Constitutional Authority, may exercise and perform any function pertaining to its governmental affairs; and

WHEREAS, the question of granting a special use permit to allow a 'Cosmetic Tattoo' establishment at 8307 W. Golf Road (25-ZP-30) was referred to the Planning and Zoning Board for a Public Hearing; and

WHEREAS, a Public Hearing was held on October 6, 2025, after proper notice in a manner provided by law; and

WHEREAS, the applicant request is required under the Village of Niles Zoning Ordinance and Appendix B, Section 8.2(A); and

WHEREAS, the Planning and Zoning Board has made findings of fact and recommending the granting of the Special Use Permit to allow a 'Cosmetic Tattoo' establishment at 8307 W. Golf Road (25-ZP-30); and

WHEREAS, the Corporate Authorities of the Village of Niles, Cook County, Illinois have duly considered said Planning and Zoning Board recommendation and consider it in the best interest of the Village to grant said request.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Niles, Cook County, Illinois, as a Home Rule Municipality, as follows:

SECTION 1: Each Whereas paragraph set forth above is incorporated by reference into this Section 1.

SECTION 2: The materials and exhibits attached to this Ordinance are incorporated by reference and made a part of this Ordinance.

SECTION 3: A Special Use Permit allowing a 'Cosmetic Tattoo' establishment at 8307 W. Golf Road (25-ZP-30) is granted.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED: This 28th day of October, 2025
YEAS: 6 Alpogianis, DeBartolo, Mody, Niedermaier, Strzelecki, Warda
NAYS: 0
ABSENT: 0
ABSTAIN: 0

APPROVED by me this 28th day of October, 2025.



President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 28th day of October and published in pamphlet form as provided by law in the Village of Niles, Illinois.



Village Clerk

AGENDA ITEM NUMBERS:	3
HEARING DATE:	OCTOBER 6, 2025
CASE NUMBER:	25-ZP-30
PROJECT NAME:	8307 W GOLF RD
APPLICATION TYPE:	SPECIAL USE

Planning and Zoning Board
Agenda Item #3
October 6, 2025



Item for Plan Commission Consideration:

A request for approval of a Special Use Permit per Village of Niles Zoning Ordinance Appendix B Section 8.2(A) for an additional 'Cosmetic Tattoo' at 8307 W Golf Rd, Niles, IL 60714.

PROJECT SUMMARY

The applicant, Mr. Toni Gozali, owns and operates My Salon Suite located at 8307 Golf Rd on the west side of the Four Flaggs Shopping Center. The property is zoned C-2 'General Commercial'. My Salon Suite is a nationwide franchise that offers private individual suites available for lease by beauty service professionals, such as hair stylists or estheticians, to rent out for a flat fee. The Niles location has been in operation since 2019. The 5,455 square foot building is divided into 28 individual suites.

Mr. Gozali has been in front of the Planning and Zoning Board a number of times. He has applied for and received three Special Uses for Cosmetic Tattoo at the premises. The first was in January 2021 (21-ZP-01), the second was in April 2022 (22-ZP-08) and most recently he received another one in March 2023 (23-ZP-07). Per Section 16.2, a Special Use expires if the use is discontinued for 180 days. The business that was approved under case 21-ZP-01 went out of business, causing that Special Use approval to lapse. As such, Mr. Gozali is back before the Planning and Zoning Board seeking another Special Use for 'Cosmetic Tattoo' to bring the total amount of businesses offering that service back up to three.

Mr. Gozali is seeking this Special Use on behalf of Ethereal Epidermis Spa, operated by Ms. Elizabeth Garcia Beiza. Ms. Beiza has 7 years of experience with microblading and permanent make up (aka cosmetic tattoo). Per the applicant's project description, she graduated from Phi Academy – the self-proclaimed "biggest beauty academy in the world". She is a licensed esthetician with multiple certificates relating to cosmetic tattooing. She will be operating out of Suite 127. The other businesses currently offering 'Cosmetic Tattoo' at My Salon Suite are Scalp Micro Art in Suite 123 and Makeup and Metal in Suite 142.

ANALYSIS

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	C-2 General Commercial	Commercial	General Commercial
South	C-2 General Commercial	Commercial	General Commercial
East	C-2 General Commercial	Commercial	General Commercial

West	C-2 General Commercial	Commercial	General Commercial
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ZONING AND COMPREHENSIVE PLAN

The subject property is zoned 'C-2 – General Commercial.' Section 8 of the Zoning Ordinance defines two types of tattoo establishments: The first, 'Body Modification Establishment', is for non-cosmetic tattooing services, and is not permitted in any zoning district in the Village. The second, 'Cosmetic Tattoo' requires a special use in the C-2 district. They are defined as follows:

Body Modification Establishment. A business that offers non-cosmetic 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.

Cosmetic Tattoo. A business that offers medically-necessary cosmetic tattoo services.

Parking

The subject property is located in the Four Flagg's shopping center. Per Section 10.4(F)(2)(a) the number of parking spaces currently provided on the lot of an existing multi-tenant retail center of 80,000 square feet or more are deemed conforming.

Requirements for a "Special Use" Permit

As required by Section 15.3(E) of the Village's Zoning Ordinance, the Petitioner is required to demonstrate that they meet the following Special Use criteria. The Planning and Zoning Board is encouraged to consider these standards as it discusses this request:

- *Is the special use in the specific location proposed consistent with the spirit and intent of the zoning ordinance, the adopted Comprehensive Plan, and other adopted Village land use policies?*
- *Will the proposed special use endanger the public health, safety, and welfare?*
- *Is the proposed special use compatible with the general land use of adjacent properties and other property within the immediate vicinity?*
- *Is the proposed special use deemed necessary for the public convenience at the proposed location?*

The Petitioner has provided a response to the aforementioned requirements, which have been included in the packet.

Critical Issues

Comments from Village Departments:

Police: Not distributed due to nature of application
 Fire: Not distributed due to nature of application
 Engineer: Not distributed due to nature of application
 Community Development: No concerns

Legal Notification

A legal notice was published in the Bugle on September 18, 2025, and notices to all owners of property within 250 feet were mailed on September 17, 2025. An on-site sign was placed on the property on September 18, 2025.

Other Actions

The Planning and Zoning Board will make a recommendation on this requested special use permit, and this recommendation is tentatively scheduled to be considered by the Village Board for a final decision on Tuesday, October 28, 2025.

Principal Parties Expected at Meeting

1. Toni Gozali, Applicant;
2. Elizabeth Garcia Beiza, Esthetician, and;
3. Owners of properties who received notification.

