



JCSA

DEVELOPMENT TEAM

Applicant + Operator: TAT3 Chicago, Inc.

Representing: Eduardo Vargas, Esteban Miranda, Kristian Guinto

Agent: Ale Perez

Property Owner: Zora Petrevski

Architecture + Approvals : John Conrad Schiess Architect, Ltd.



Introduction

Ale Perez



Narrative

Initial meeting

Business plan

- appointments

- other uses and events

- training

- business hours

- building ownership

- not your average tattoo parlor

Requests

- amend zoning text

- add special use requirement



DATA

Lot size: 3,125 square feet

Building dimension 25' X 81.64' 2,041 SF footprint

Current Zoning NA – North Avenue District

Proposed Commercial – Body Modification

Parking total: 4 with shared drive



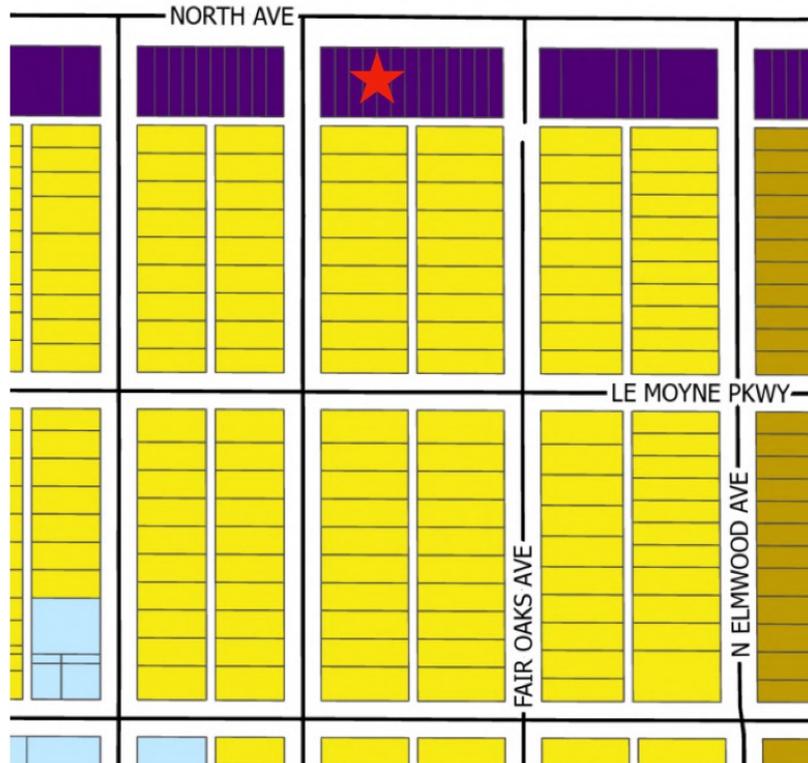
| TABLE 8-1: USE MATRIX | | | | | | | | | | | | | | | | | | |
|---------------------------------|-----|-----|---------------------|-----|-----|-----|-----|-----------------|----|----|-----------------|----|-----------------|-----------------|----|---|---|--------------------------------|
| Use | R-1 | R-2 | R-3 -50 & -35 | R-4 | R-5 | R-6 | R-7 | DT ¹ | HS | GC | MS ¹ | NA | NC ¹ | RR ¹ | OS | I | H | Use Standard § = Section |
| Body Modification Establishment | | | | | | | | P | P | P | P | | 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 |
| Recreational | | | | | | | | | | | | | | | | | | |
| Health Club | | | | | | | | S | S | P | S | P | S | S | | | | §8.3. A |
| Live Performance Venue | | | | | | | | S | S | S | S | S | S | P | | | | |
| Social Lodge/Meeting Hall | | | | | | S | S | | | P | P | S | P | P | | | | §8.4. Q |
| Recreation, Indoor | | | | | | | | P | S | P | P | P | S | P | | | | §8.3. A |
| Recreation, Outdoor | | | | | | | | | | S | | S | | | | | | |
| Office | | | | | | | | | | | | | | | | | | |
| Financial Institution | | | | | | | | P | P | P | P | P | P | P | | | | |
| Office | | | | | | | | P | P | P | P | P | P | P | | P | P | |
| Industrial Design | | | | | | | | P | P | P | P | P | P | P | | | | |
| Research and Development (R&D) | | | | | | | | | | S | S | S | | | | | P | |
| Teaching and Learning Center | | | | | | | | | | P | P | P | P | P | | | | |
| Work Lounge | | | | | | | | S | | | | | | | | | | |
| Medical | | | | | | | | | | | | | | | | | | |
| Hospital | | | | | | | | | | | | | | | | | P | |

State Statute

OAK PARK ZONING MAP

Adopted March 5, 2024

NORTH AVE DISTRICT

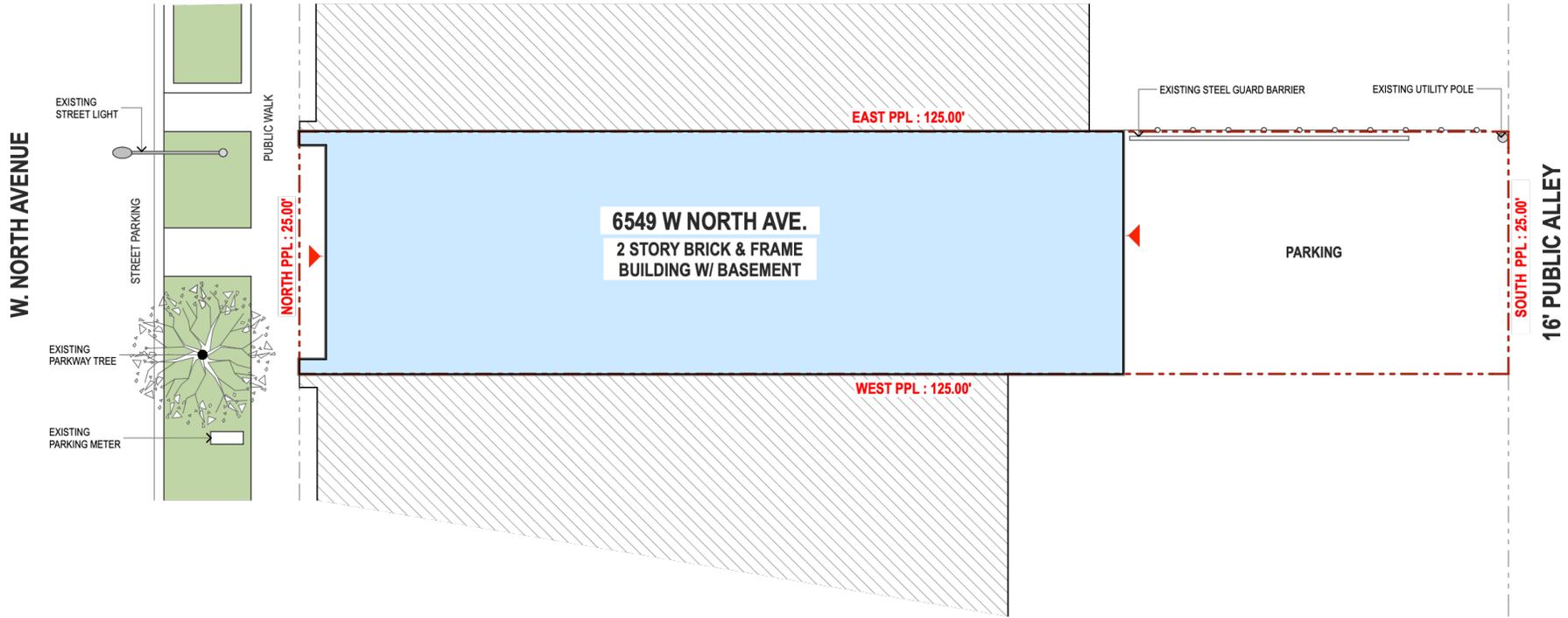


LEGEND

- R-1 Single Family
- R-2 Single Family
- R-3-35 Single Family
- R-3-50 Single Family
- R-4 Single Family
- R-5 Two-Family
- R-6 Multi-Family
- R-7 Multi-Family
- NC Neighborhood Commercial
- GC General Commercial
- HS Harrison Street
- MS Madison Street
- NA North Avenue
- RR Roosevelt Road
- DT Downtown
- H Hospital
- OS Open Space
- I Institutional

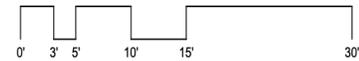
HISTORIC DISTRICTS

- Frank Lloyd Wright
- Gunderson
- Ridgeland - Oak Park



SITE PLAN

SCALE: 1" = 10' - 0"





6547 W NORTH AVE.

6549 W NORTH AVE.

6551 W NORTH AVE.

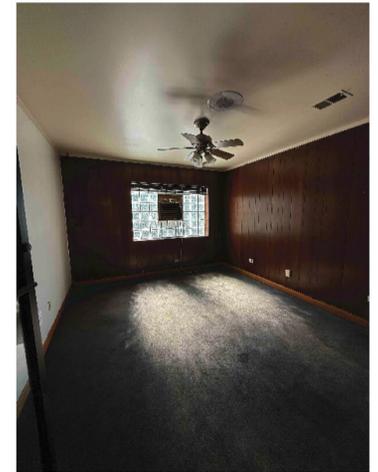
6555 W NORTH AVE.



6551 W NORTH AVE.

6549 W NORTH AVE.

6547 W NORTH AVE.







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
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Standards + Responses

Text Amendment

Amendment promotes the public health, safety, and welfare of the Village.

The relative gain to the public, as compared to the hardship.

The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.

The consistency of the proposed amendment with the intent and general regulations of this Ordinance.

amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

The extent to which the proposed amendment creates non-conformities.

amendment is consistent with Ordinance.



Standards + Responses

Special Use

will not have a substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare.

compatible with the general land use of adjacent properties and other property within the immediate vicinity

consistent with the spirit and intent of this Ordinance, adopted land use policies and the Comprehensive Plan.

meets the requirements for such classification in this Ordinance



Community Benefits

Highest and Best use of the property

Compatible use

Reasonable development

Community vitality



Questions + Comments

Responses



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