



Application for ZONING ORDINANCE TEXT AMENDMENT

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Name of Applicant(s): Tat3 Chicago, Inc
Address of Applicant 6549 North Avenue, Oak Park, IL
E-Mail of Applicant Phone: Eduardo Vargas – 773-366-4258

Precise Wording of Text Amendment: A body modification business or establishment may be allowed as a use in the district only through a Special Use Permit.

OMIT PREVIOUS text language referencing the above use in the District.

From what Section(s) of the Zoning Ordinance are you requesting an amendment?

Article: _____ **Section:** SECTION 8.3 TABLE 8-1

Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;

Currently there exist a Tattoo Parlor that is considered a body modification business. Further, it is in the best interest of the Village of Oak Park to allow specific businesses of this business model to locate withing the North Avenue district as they exist in other areas within the Village of Oak Park.

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

Ale Perez as Agent for Tat3 Chicago, Inc and Eduardo Vargas
(Printed Name) Applicant's Agent

_____ December 12, 2025
(Signature) Applicant's Agent

Applicant's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____ DAY OF _____, _____

(Notary Public)

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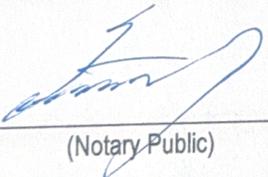

(Signature) Applicant's Agent

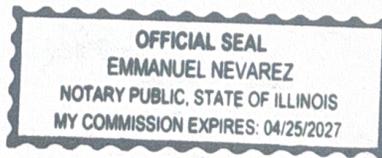
December 12, 2025

Applicant's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

12 DAY OF December, 2025


(Notary Public)



6459 West North Avenue

Narrative

The Applicant wishes to locate their business to a one user building at 6549 West North Avenue in Oak Park. After several discussions with Village Staff and the Architect for the project, John Schiess, it became clear that the applicant's business model is more than a tattoo parlor, in the traditional sense.

While the business will conduct body modifications, as defined by the Village of Oak Park's zoning ordinance, the business plan has them providing the following unique 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 on newer techniques and works
4. Displaying body art and other non-body art as studio events and open houses

Based on Section 8-1 of Oak Park's Zoning Ordinance, all the proposed uses as listed above and proposed by the Applicant are allowed uses such as:

1. Art Gallery
2. Educational Facility – vocational
3. Art Studio

The uniqueness of the business model is manifested in the building which the group of Owners has selected in Oak Park. By the exterior photo of the building, it is obvious that this is not your "grandfather's tattoo parlor". The grand entry interior is a great place to host open house events and feature artist's work on the two-story lobby.

Therefore, the Applicant requests a text amendment as described in the Application form so that they may locate their studio at 6549 North Avenue.

6549 West North Avenue

Approval Standards for Text Amendments + Applicant's Responses

- a. The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village.

Response: The proposed text amendment only allows the specific use here in through the Special Use Permitting process. At the time, the Zoning Board of Appeals will hear testimony as the applicant's specific business plan and its requested application. At that time the burden will be on the part of the future applicant to demonstrate compliance with building codes and order municipal codes which protect the Village and promotes the public health, safety, and welfare.

- b. The relative gain to the public, as compared to the hardship imposed upon the applicant.

Response: The hardship to the applicant is real and acute. If not granted the relief sought here, the applicant must relocate their business and loss of opportunity to enhance the property and conduct business in a desirable location in the Village of Oak Park. The gain to the public is the gain is to host unique business practice – a Body Modification Studio and Gallery.

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

Response: The proposed use is supported by Envision Oak Park, Oak Park's comprehensive plan – specifically Chapter 4 Specifically Goal 4.3 Diversify the Economy and Strengthen the Tax Base through land use and development. Additionally Objective 4.3.2 Mixing Businesses is accomplished by the proposed use and Text Amendment.

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

Response: The consistency of the proposed amendment with the intent and general regulations of this Ordinance since the proposed text amendment does not propose a deviation from exiting uses and the proposed use is similar in nature to other surrounding commercial uses.

- e. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

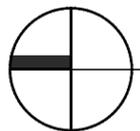
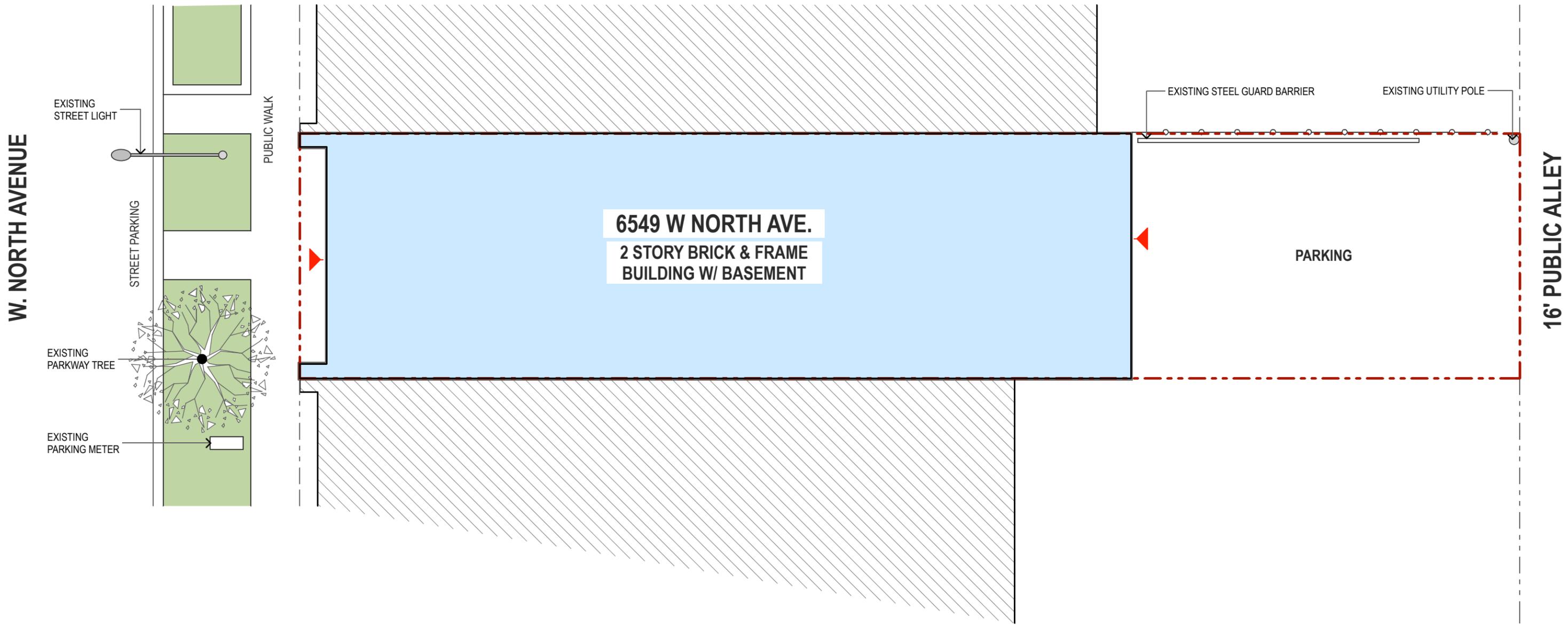
Response: The applicant proposes that, while the existing requirements were added at a time in the development of North Avenue's business district was undergoing necessary growth, the existing requirements no longer are needed to strengthen the district as can be demonstrated in similar districts in Oak Park.

- f. The extent to which the proposed amendment creates nonconformities.

Response: The Applicant believes that the proposed text amendment will, in fact, resolve existing non-conformities within the North Avenue District.

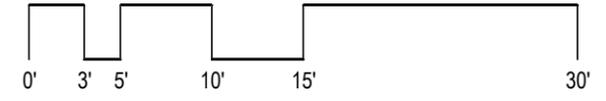
- g. The extent to which the proposed amendment is consistent with the overall structure and organization of this Ordinance.

Response: The Applicant believes that the proposed text amendment is consistent with the overall structure and organization of this Ordinance since the proposed amendment only considers a minor modification in the requirement of a Special Use Permit for the proposed use.



SITE PLAN

SCALE: 1" = 10' - 0"



John Conrad Schiess
 Architect + LEED AP
 905 Home Avenue
 Oak Park Illinois 60304
 tel. 708.366.1500
 john@jcsarchitect.com

architecture +

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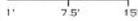
Issue for REVIEW	12/12/25
	Date

6549
 W. North Avenue
 Oak Park, Illinois

Sheet Title
 SITE PLAN
SK1.0
 Sheet No.



SCALE:
1" = 15'



R&R SurveyorS,LTD.

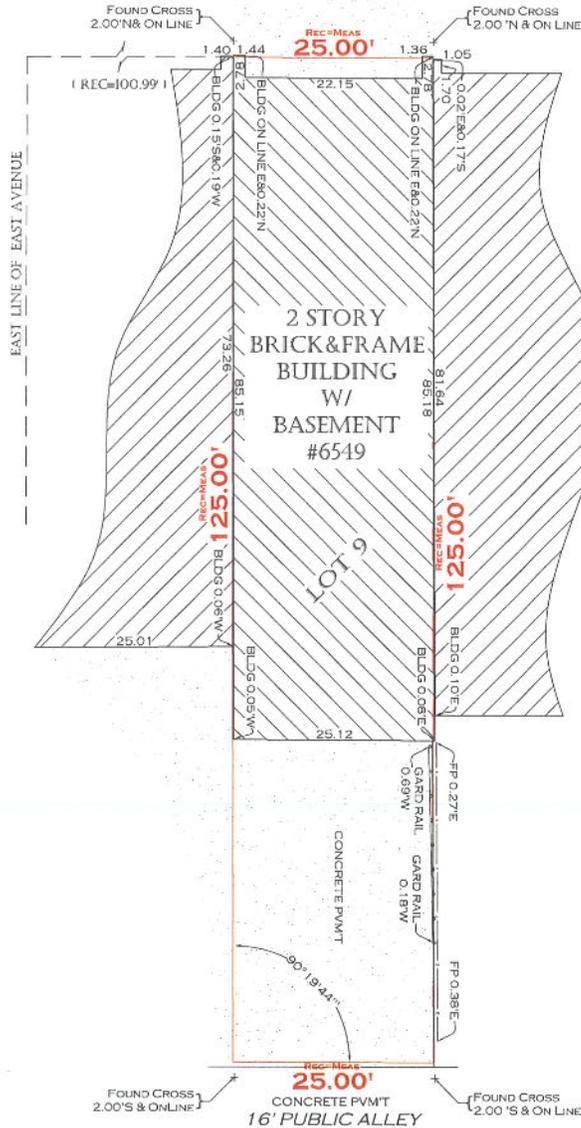
CONSTRUCTION AND LAND SURVEYORS
P.O. BOX 412 WAUCONDA, IL 60084
TEL: (773) 450-9321 ACCURATE@ATT.NET

PLAT OF SURVEY

LOT 9 IN BLOCK 1 OF MILLS & SONS NORTH OAK PARK SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6549 WEST NORTH AVENUE, OAK PARK, ILLINOIS.

W. NORTH AVENUE



NOTE:
 -DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.
 -THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER A FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED
 -DIMENSIONS ARE NOT TO BE ASSUMED FOR SCALING
 -COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES.
 -REFER TO DEED, TITLE POLICY, AND LOCAL ORDINANCES FOR BUILDING RESTRICTIONS

ORDER# _____ 25-7668 _____
 DATE: _____ 9/11/2025 _____
 ORDERED BY: _____ ZORAN PETREVSKI _____



STATE OF ILLINOIS]
 COUNTY OF MCHENRY]
 I, ROY G. LAWNICZAK,
 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 CARY, ILLINOIS _____ September 11 / 2025 _____
 (DATE)
 BY: _____ Roy G. Lawniczak _____
 ROY G. LAWNICZAK, ILL. REG. LAND SURVEYOR NO. 2290



6547 W NORTH AVE.

6549 W NORTH AVE.

6551 W NORTH AVE.

6555 W NORTH AVE.



John Conrad Schiess

Architect + LEED AP

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	Date

6549
W. North Avenue
Oak Park, Illinois

Sheet Title
PHOTOS

SK2.1

Sheet No.



6551 W NORTH AVE.

6549 W NORTH AVE.

6547 W NORTH AVE.



John Conrad Schiess
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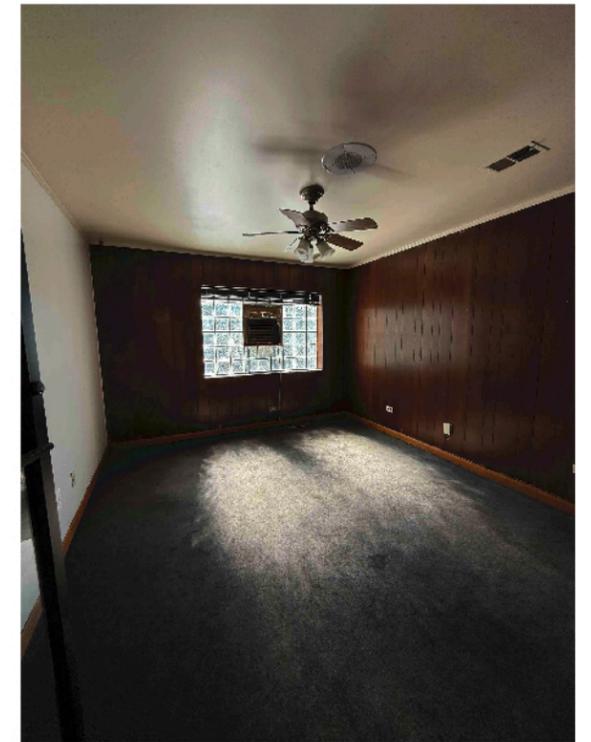
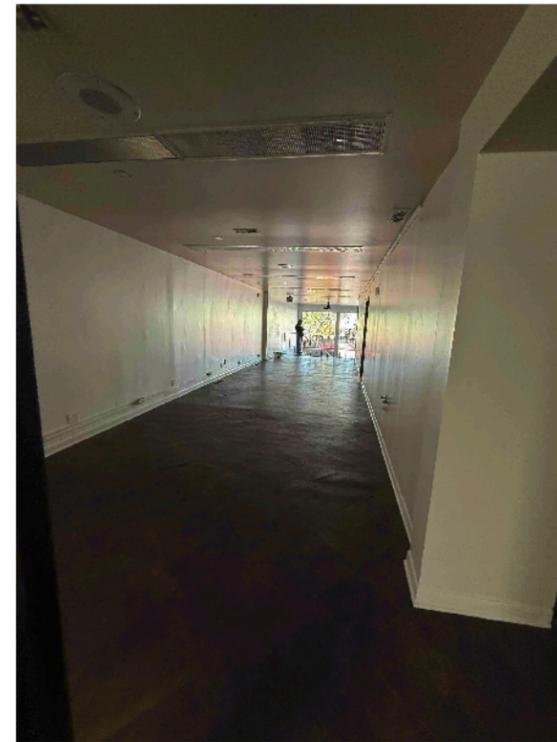
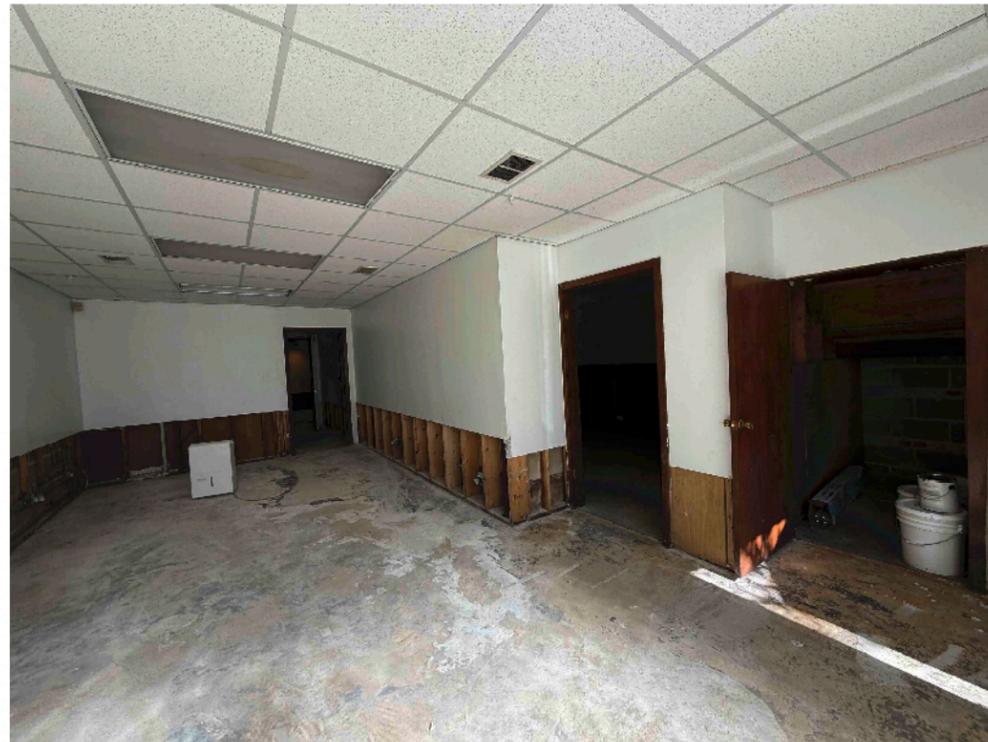
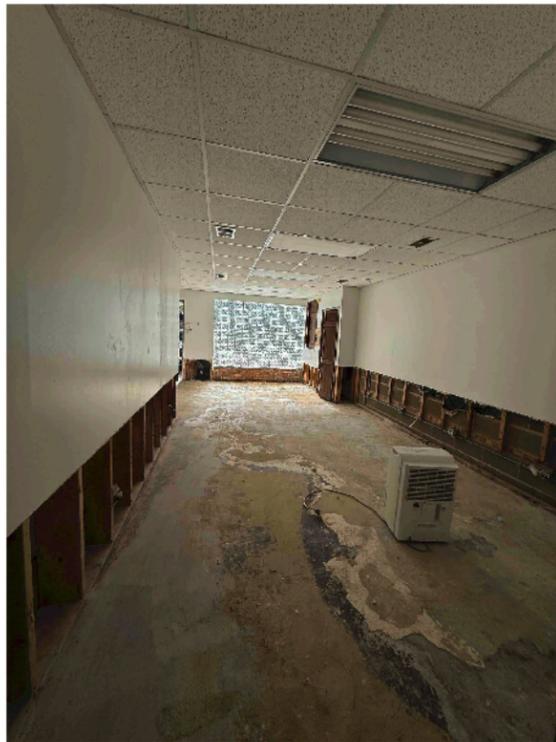
6549

W. North Avenue
Oak Park, Illinois

Sheet Title
PHOTOS

SK2.2

Sheet No.



John Conrad Schiess
Architect + LEED AP

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6549
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Oak Park, Illinois

Sheet Title
INTERIOR PHOTOS

SK2.3

Sheet No.