



Application for Public Hearing **SPECIAL USE PERMITS**

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

Name of Business (If applicable): Tat 3 Chicago, Inc

Address/Location of Property in Question: 6549 North Avenue, Oak Park, IL

Property Identification Number(s)(PIN): 16-06-204-005-0000

Name of Property Owner(s) Zoran Petrevski

Address of Property Owner(s) 5816 Laurel Avenue, Lagrange Highlands, IL

E-Mail of Property Owner(s): _____ **Phone:** 630-881-0450

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) **Not Applicable**

Name of Applicant(s) Tat3 Chicago, Inc.

Applicant's Address: 6549 North Avenue, Oak Park, IL

Applicant's Phone Number: 773-366-4258 E-Mail ALE27CHI@GMAIL.COM

Project Contact: (if Different than Applicant) John Schiess

Contact's Address 905 Home Avenue, Oak Park, IL 60304

Contact's Phone Number: 708-205-7259 E-Mail John@JCSArchitect.com

Property Interest of Applicant: Contract Purchaser

(If Other - Describe): _____

Existing Zoning: _____ **Describe Proposal:** _____

Size of Parcel (from Plat of Survey): **3,125 Square Feet**

Adjacent:	Zoning Districts	Land Uses
To the North: Chicago		Commercial
To the South: R-2		Single Family
To the East: NA North Avenue		Commercial
To the West: NA North Avenue		Commercial

How the property in question is currently improved?

Residential Non-Residential Mixed Use OTHER: Commercial

Describe Improvement: _____

Is the property in question currently in violation of the Zoning Ordinance? No

If Yes, how? _____

Is the property in question presently subject to a Special Use Permit? No

If Yes, how? _____

If Yes, please provide relevant Ordinance No.'s _____

Is the subject property located within any Historic District? No

If Yes: Frank Lloyd Wright Ridgeland/Oak Park Gunderson

From what Section(s) of the Zoning Ordinance are you requesting approval / relief?

Article: _____ **Section:** _____

Article: _____ **Section:** _____

Article: _____ **Section:** _____

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;

The proposed use is allowed in other similar zone districts in Oak Park. The proposed use is compatible and harmonious with other commercial uses to the East and West along North Avenue in that it does not negatively impact the adjoining and nearby commercial uses. Additionally, the existing residential use to the east is like other like commercial uses, as proposed here and therefore complimentary as proposed here.

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 for Tat3 Chicago, Inc.

(Printed Name) **Applicant's Agent**

(Signature) **Applicant's Agent**

December 12, 2025

(Printed Name) Owner

(Signature) Owner

Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____ DAY OF _____, _____

(Notary Public)

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 for Tat3 Chicago, Inc.

(Printed Name) Applicant's Agent

[Handwritten Signature]

December 12, 2025

(Signature) Applicant's Agent

IRON MOUNTAIN PROPERTIES LLC

(Printed Name) Owner

[Handwritten Signature]

12-12-2025

(Signature) Owner

Date

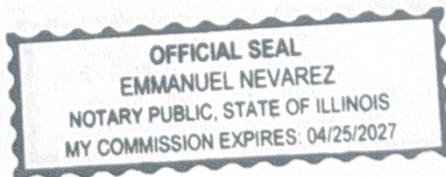
Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

12 DAY OF December, 2025

[Handwritten Signature]

(Notary Public)



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.

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Ale Perez for Tat3 Chicago, Inc.

(Printed Name) Applicant's Agent



(Signature) Applicant's Agent

December 12, 2025

ZORAN PETREVSKI

(Printed Name) Owner



(Signature) Owner

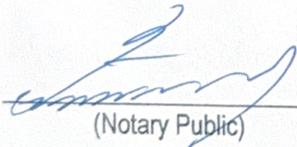
12-12-2025

Date

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12 DAY OF December, 2025



(Notary Public)

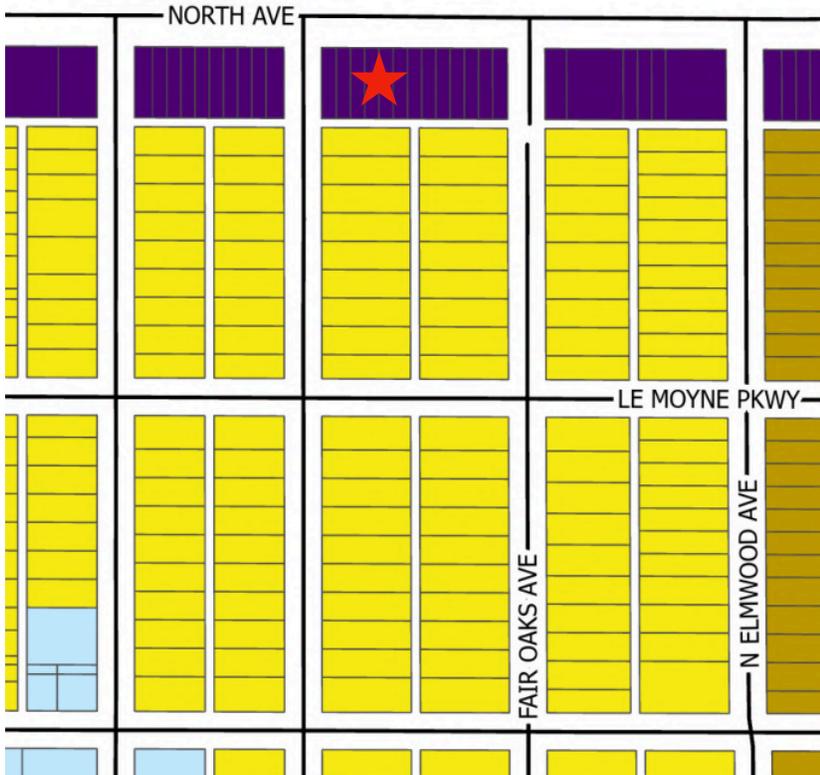


6549 W NORTH AVENUE , ILLINOIS 60302

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

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.

6459 West North Avenue

Responses to Standards for Approval of a Special Use Permit

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.

Response: Given that the improvements per the proposed special use would all be performed under the current building codes and other municipal ordinances and reviewed by Village officials, therefore it is safe to assume that 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.

Response: The applicant hereby submits the zoning map for the North Avenue District – specifically in the vicinity of the proposed location, 6549 W North Avenue. The Zoning Map shows that the properties to the East and West of for cited property are all zoned NA North Avenue commercial. Further, the proposed use is similar in nature to other proposed uses within the immediate vicinity.

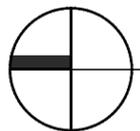
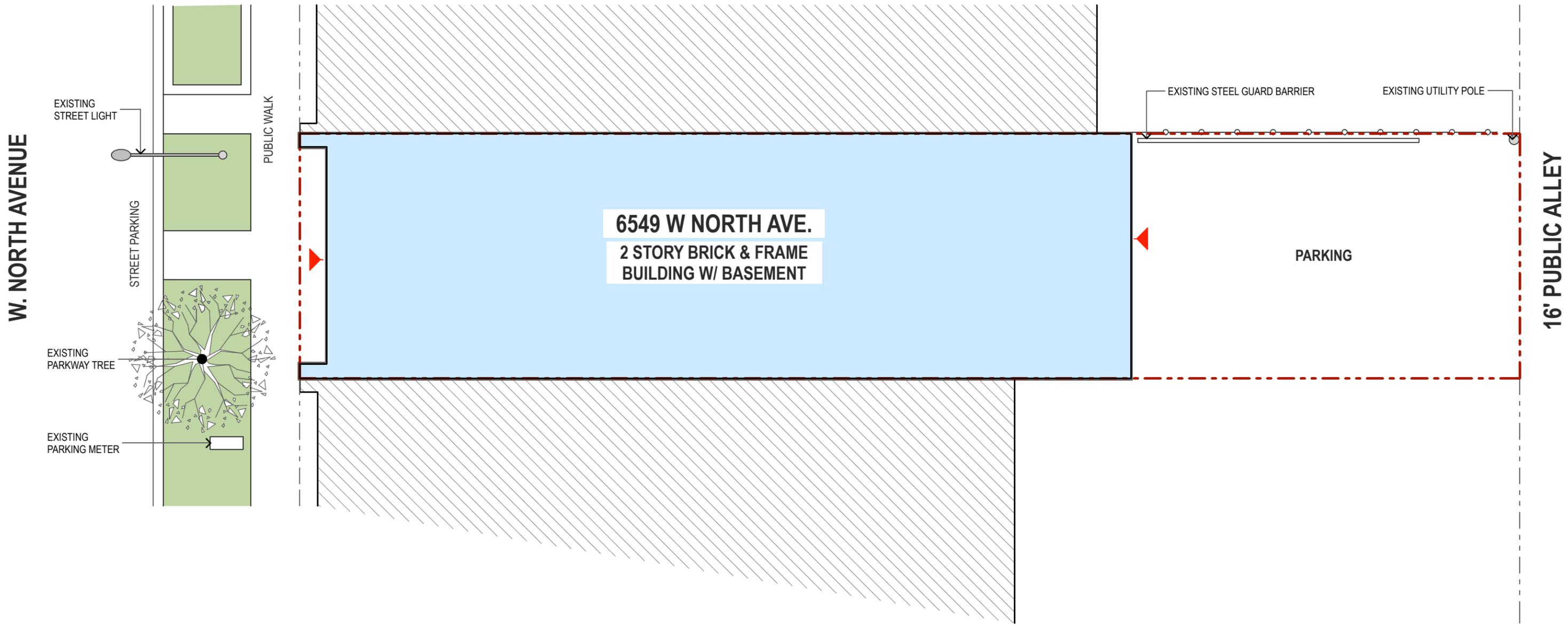
3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance, adopted land use policies and the Comprehensive Plan.

Response: The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance in that it contemplates a use similar in nature to other uses allowed in the district and allows for the Village to vet and scrutinize like businesses looking to locate in the district.

Further, 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.

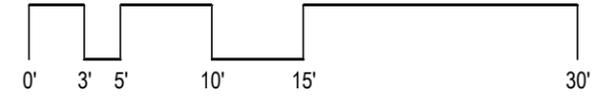
4. The special use meets the requirements for such classification in this Ordinance.

Response: The applicant believes that the special use meets the requirements for such classification in this Ordinance in that proposed special use is similar to other allowed uses in the district and is specifically similar to an allowed grandfathered use.



SITE PLAN

SCALE: 1" = 10' - 0"



John Conrad Schiess

Architect + LEED AP

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Issue for REVIEW	12/12/25
	Date

6549
 W. North Avenue
 Oak Park, Illinois

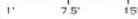
Sheet Title
 SITE PLAN

SK1.0

Sheet No.



SCALE:
1" = 15'



R&R SurveyorS,LTD.

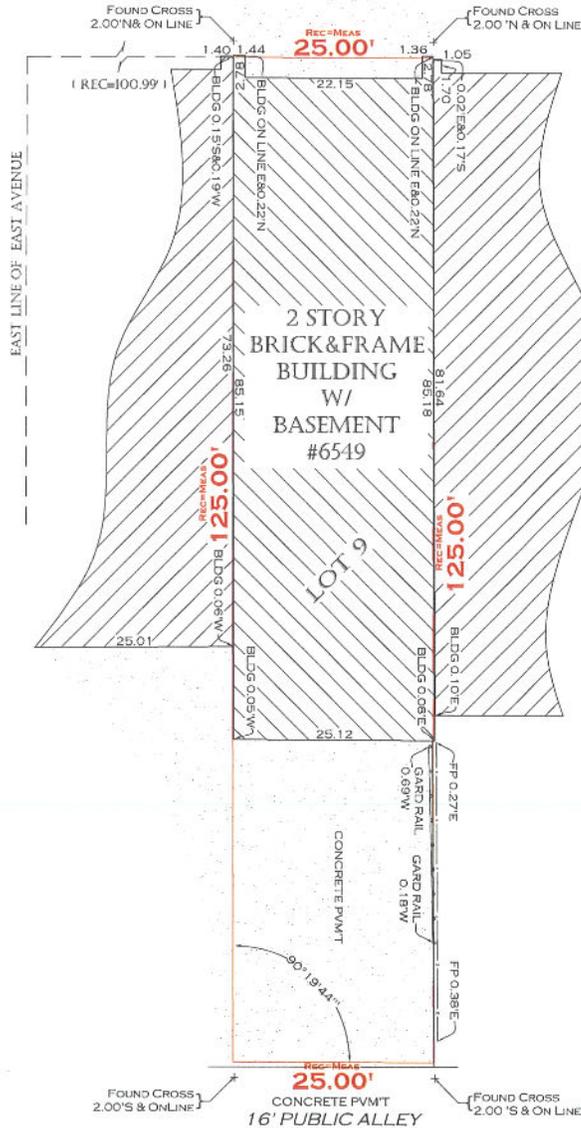
CONSTRUCTION AND LAND SURVEYORS
P.O. BOX 412 WAUCONDA, IL 60084
TEL: (773) 450-9321 ACCURATE@ATT.NET

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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Issue for REVIEW	12/12/25
	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.



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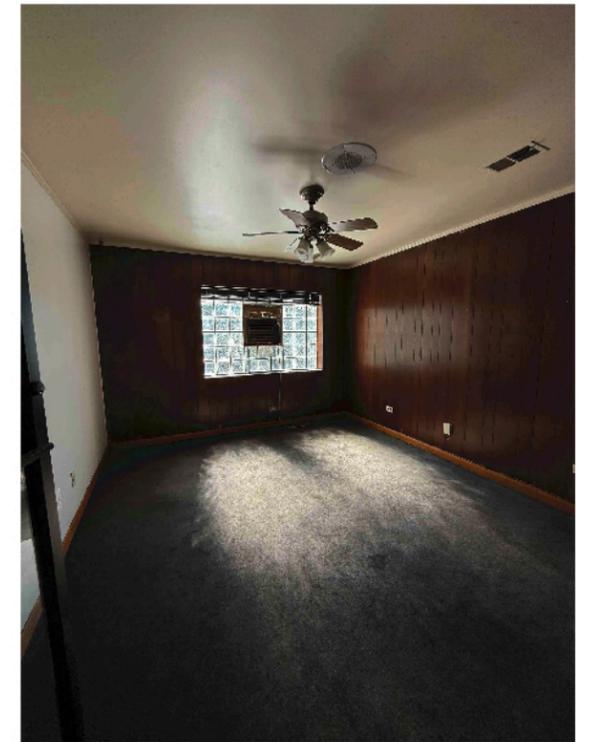
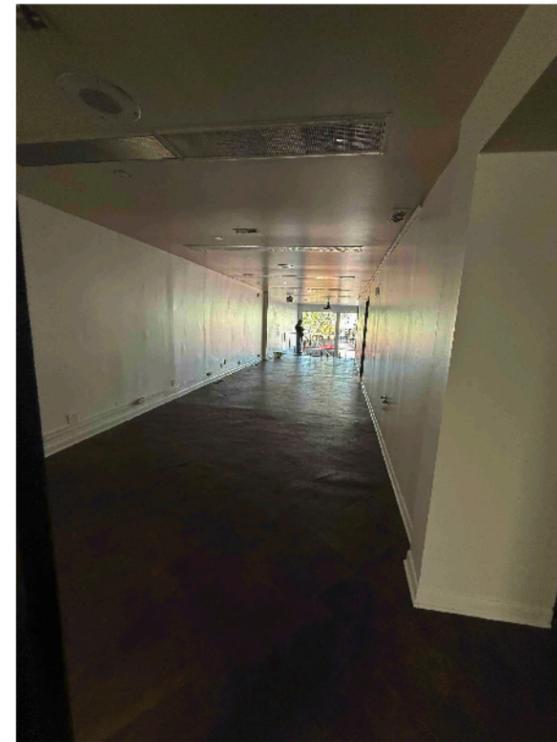
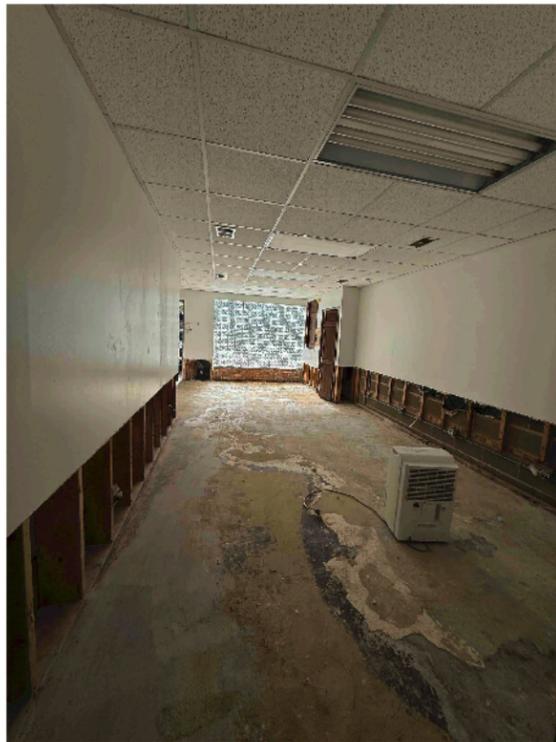
6549

W. North Avenue
Oak Park, Illinois

Sheet Title
PHOTOS

SK2.2

Sheet No.



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6549

W. North Avenue
Oak Park, Illinois

Sheet Title
INTERIOR PHOTOS

SK2.3

Sheet No.