

## **Development Petition Form Conditional Use Request**

- Petitioner Eris Qesari
- Venture Tattoo Studio Inc (business)
- VTS Properties LLC (property owner with intended close date of April 16, 2024)

### **Required Response to Standards Exhibits**

#### **EXHIBIT 1: Section 6-3-8:2: Standards for Granting or Amending a Conditional Use**

- 1. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare;**

#### **RESPONSE:**

Eris Qesari, a Naperville resident, and U.S. citizen, currently owns and operates a successful, upscale, luxury tattoo studio in Oak Park, called Venture Tattoo Studio Inc. He intends to purchase 424 Fort Hill Drive, #142, in B3 zoning, on April 16, 2024, on behalf of the business, VTS Proprieties LLC. This business, which is located in Fort Hill Business Center, is intended for a second location, closer to his home and family, where he can provide an elegant, spa-like experience to the most discerning clientele by appointment. There is a need for this business, as there are no other body art studios in Naperville, nor nearby surrounding areas. There is appropriateness, due to the nature of both the art and the clientele, (which includes police officers, fire fighters, military heroes, professional athletes, and notable public figures, seeking Qesari's unique artistic talent in a private, upscale setting).

Public health and safety are the utmost concern. As an example, Qesari's first studio location was selected by the Oak Park Department of Public Health to record a You Tube video on studio cleanliness, regulation compliance, and overall cooperation with the Village of Oak Park. That video can be watched here:

<https://www.youtube.com/watch?v=mMvGgvGIYtc>

- 2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;**

#### **RESPONSE:**

Following Naperville's municipal code requirements for this type of body art business, the location is correctly zoned B3, in the Fort Hill Business Center. The purpose of this business is to invite clients by appointment to a private, indoor, relaxing spa-like setting. Most of the clients are police officers, fire fighters, military heroes, professional athletes, and other celebrities who are seeking this type of private, upscale environment. This location is ideal for both the studio and its business neighbors. The studio is intended to be to provide upscale service to private clients by appointment, thus creating low-traffic with minimal parking needs. Signage will appropriate, to code, and would not impede neighboring businesses. The nature of this business, its cleanliness and its clientele are anticipated to elevate area property values, and in no way diminish or impair them.

**3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district; and**

**RESPONSE:**

By nature of the City of Naperville's municipal code requiring body art studios to require conditional use in B3 zone, this is the perfect fit for both Venture Tatoo Studio and the Fort Hill Business Center neighbors. The clients of this business want private settings, indoors, with a luxury upscale environment. This location will be by appointment, with no retail or walk-in public traffic. Therefore, both the studio clients and the neighboring businesses will co-exist harmoniously; this is a low-traffic situation requiring minimal parking.

Eris Qesari is a highly sought-after artist, with over 32.4k followers on Instagram, @erisqesari. While although has earned multiple top awards within the tattoo industry, his paintings and drawings prove him to be an accomplished artist across multiple media. His piece, titled "I Love You," was selected by the Oak Parks Art District to hang on banners throughout the City of Oak Park.

Dear Eris,

On behalf of the Oak Park Arts District, congratulations! The Art Banner Project Selection Committee has chosen your work to be one of the 34 hand-painted banners flying over Harrison Street for many years to come.

The committee selected I Love You to be painted front and back on one of the banners.

Attached to this brief note, you will find a PDF detailing banner pick up, drop off, best materials and a new, June deadline.

Please reply to me that you have received this acceptance notice. If you have any questions, please email and I'll get back to you as soon as I can.

Thank you very much for your support of the Oak Park Arts District!

Laurel Wolff  
Marketing Coordinator  
[laurel@oakparkartsdistrict.com](mailto:laurel@oakparkartsdistrict.com)  
[whatsblooming@oakparkartsdistrict.com](mailto:whatsblooming@oakparkartsdistrict.com)





## AWARDS



## ARTWORK



## EXHIBIT C

**4. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.**

**RESPONSE:**

The comprehensive master plan endeavors select and restrict body art parlors in commercial B3 settings, allowing the planning and zoning process, followed by a city council determination of the city's best interests via the conditional use permit. Everything about Eris Qesari's goal to have a private, upscale, luxury studio for discerning clients by appointment near his home so he can be closer to his family is not only consistent with the comprehensive master plan, it is consistent with the spirit of the Naperville way. Accompanying this petition is a letter of support written by Naperville Police Officer James Kotowski.

March 19, 2024

Mayor Scott A. Wehrli  
Naperville City Council  
City of Naperville  
400 S. Eagle Street  
Naperville, IL 60540

Dear Mayor Wehrli and Naperville City Council:

By way of introduction, my name is James Kotowski. I am currently an officer with the Naperville Police Department. I am writing to offer my full-throated support of a person who has come to be a great friend, Eris Qesari, in his application for conditional use of his tattoo studio second location.

First, may I say that not only am I a dedicated law enforcement officer in the City of Naperville, I also grew up here. My parents live here. My mother is a retired special education teacher's assistant at Gregory Middle School. My and my family's commitment to this community's best interests are wide and deep.

Without hesitation, Naperville will be best served by granting the opportunity for Eris to provide the highest quality tattoo service in an impeccably clean environment.

Prior to my joining Naperville's police department, I worked for the Chicago Police Department and served in the U.S. Army. I was recently promoted to the staff sergeant for the U.S. Army National Guard. For me, my life is about God, family and country. Eris is a kindred spirit.

We met when he did my first tattoo ever, which is my chest piece. Since then, I consider myself not just a good client, but he has become a very good friend. He is a family man. His studio has a clean, upscale environment. There is a good feel and a good vibe — a place where I'm comfortable bringing my kids.

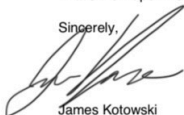
The way I've seen Eris run a professional shop and treat his clients, he fits the Naperville way. I would 100% recommend him. I can't stress enough that it's warming to see good people here, and Eris would give the shirt off his back — an overall great human being.

One other thing is that Eris is an extremely gifted artist, with a tremendous following. I've recommended a lot of my friends to him, because he understands my background, his art matched my style with cleanliness and realness of the tattoo. Many of his clients are police, fire fighters, professional athletes or military.

Eris is not just a top tattoo artist in the state, but also around the country. I've been in a lot of tattoo parlors, and none of them is like how Eris' studio feels.

That's the Naperville way.

Sincerely,



James Kotowski