

CITY OF OAK FOREST

PLANNING & ZONING COMMISSION MEETING MINUTES

Wednesday, May 18, 2022

The Planning & Zoning Commission meeting was called to order at 7:03 p.m. with Chairman Stuewe taking Roll Call. Roll Call:

- PRESENT:** Commissioner Mike Forbes
Commissioner Ken Keeler
Commissioner Chuck Wolf
Commissioner Michael Ziak
Chairman Jim Stuewe
Director Ed Cage
Staff Member Paul Ruane
Secretary Lisa Ochal
- ABSENT:** Commissioner Dave Kerr
Commissioner Rick Larson
Commissioner Sal Mosqueda
Commissioner Wayne Schroeder

Mr. Wolf led the group in the Pledge of Allegiance.

1. ZC# 22-012 Grey's Social Patio - Special Use Permit: The applicant requests review and recommendation of approval for a special use permit to allow outdoor beer garden/eating patio and such other and further zoning relief as may be required in the C2 - General Service Commercial District at 5420 W. 159th Street.

Mr. Ruane gave overview of the property, informed members the applicant has received their liquor license, and notified City Council of their interest in coming back for an outdoor patio. Included with that outdoor patio would be another liquor license request for outdoor dining and drinking. The Power Point presentation included an aerial view of the property to show parking, and artists renderings of the interior and proposed patio area, and landscaping. On the east the property line is between parking spaces and at some point in time, before the current owner, someone added additional parking. The property to the east as well as the north is all owned by the City. Vehicle impact barriers will be placed on the other side of the patio to separate as the Building Department and Fire Department may require. Specific to the conditions that were requested from Staff, would be to include a landscaping plan so it is understood what is the landscaping they're proposing around the patio as well as providing landscaping to come in to compliance along 159th Street to separate the parking from the rest of the site; similar to what was done next door at the old Discount Tire. Two additional proposed conditions were the specifics to the parking; it would be that the City's own parking would be available to them only up until we have a deal with the Culver's next door, once they substantially start their construction those spots will no longer be available to them. In order

for that, as well as the additional parking that is required would need to execute a temporary agreement with one of the neighboring properties in order to accommodate for those, and in the meantime would be 18 months allowance to them to purchase additional property from the City and build their own parking lot. The site will be compliant now, and then for anyone who moves in to that site in the future. 35 parking spaces is what will be required of the business, not including those spaces outside of the City, 21 is if you include the ones the City owns, in the meantime until Culver's gets started. Either way they will need at least 35 spaces off site. Mr. Ruane then provided the presentation given to City Council when the applicant applied for their liquor license. This gave more of an idea of the business, their fare and menu, and where it all started. They are looking to get a façade grant so there are additional hoops that need to be jumped through, but we are in the process of that approval.

Chairman Stuewe asked if the City would be willing to lease space north of Grey's Social for additional parking. Mr. Ruane verified it was the drive aisle to the north of the building, Mr. Stuewe confirmed. Mr. Ruane explained that as far as to what has been proposed to the applicant, the City is willing to sell them the property at a rate typically what they're asking for square footage of a property elsewhere. Beyond that, nothing else has been discussed as far as leasing options or things like that. That will need to be discussed with City Council, but we're open to ideas if that's something they would propose.

Mr. Wolf asked about the drive-thru Mr. Ruane mentioned, and said the north of it right now, the City property, where additional parking could be, is all gravel. Mr. Ruane replied he and Chairman Stuewe went there and it's semi-hard pavement but it's not fully ready to go. It would need another top level and obviously striping and whatnot in order for it to be ok. It would probably need to get scraped at this point. Mr. Wolf then asked Mr. Ruane to go to the Exhibit B layout (interior and patio), and asked what is said in the orange boxes, as they were difficult to read. Mr. Ruane explained they are just labels, and read them to Mr. Wolf. Mr. Wolf and Mr. Ruane then discussed the image in Exhibit B, including the parking in back and air conditioning units. Mr. Ruane said yes, when they get to a façade grant application, that's when they'll put this all in place. As far as the Special Use Permit, until we get to a point beyond just signage, we're at just a Special Use at this point. Mr. Wolf said he knows where we are today, and that's the thing; we're not really seeing the whole project or any type of time-line, all we're seeing is, it seems like we're putting the cart before the horse. One of the things we're here to discuss, whether there's a Special Use Permit for patio seating, when they don't have enough parking for the indoor seating. He would like to see a bigger picture of what this whole plan looks like, outside of just what he has before him.

Mr. Ziak said being deficient by 35 spots is pretty significant, and he thinks it should be addressed; should have been addressed. The drive aisle to the East that comes off of Long, that's significantly wider than the drive aisle to the West. If there was any sort of property purchase would they be required, if Culver's does come to fruition is that aisle behind there going to be extended behind the Culver's property? Mr. Ruane said the plan is to connect to where the existing guardrail is; it may end up doing a jog around similar to around where Chase is; right off of there it's kind of a jog around there. It's really dependent on how Culver's wants to function their site, they are the one that are in the possibility of a Purchase and Sales Agreement with the City; this site is succumb to any of the proposals of the other one that's going to connect to it. Mr. Ziak said he thinks granting relief for 18 months for parking seems to be an awful long time, seems like it should be addresses before opening. Mr. Ruane said that was where Staff has been going back and forth; just knowing the timing of what it takes to actually put in a parking lot, to get a contractor out could potentially take up to at least six months. If you're talking six months from now, you're talking the end of the year, where it's not even feasible. Maybe there's more flexibility there, but this is why Staff felt that for the long run it would

be best for this property to have parking that it can have for itself, and therefore it's why Staff said in the meantime there's a temporary solution to get to the final solution. Mr. Ziak asked if Mr. Ruane could possibly write it so there are milestones in there that they would have to meet, and Mr. Ruane said they can write it in any way the Commission would like to propose. Mr. Ziak suggested writing in they would need to have a contractor on board within six months, they would have to start construction no later than, because otherwise you could be waiting until, you could be waiting the full 18 months to do this, and he thinks it should be done sooner than later. Mr. Cage said, just to add to the parking, obviously why we're here this evening is the Special Use Permit for the patio. Obviously, they have talked to the applicant numerous times about parking. The reason they put kind of an 18 month time period on it, simply because they have the proposed Culver's next door, they are hoping that will be quicker than 18 months but that's kind of the long-term plan and it makes sense to address parking with the proposed neighbor, which is Culver's, and this user at that time, the full plan. We put the 18 months in, that could hopefully happen this year or more realistically they could be constructing it later in the year into the following season which is next year. The good news is there's opportunities for the applicant because there is parking in that area to come up with an agreement for that 18-month period, and if it's really only 12 months even better, to pick up those parking spaces. He knows that's a concern to the Commission, but he thinks the opportunity is there's parking there to have an agreement, but the other element which Mr. Ruane was just mentioning is kind of like the long-term plans until we have two users next to each other with a unified parking lot. Mr. Wolf asked if Mr. Cage was talking about an agreement between the two businesses, and Mr. Cage said that agreement, cross-access, because the City's the property owner to the North and to the East. One of the conditions of adding that parking, there would be cross-access for everyone. We don't want two businesses next to each other with different parking lots, different configurations, and no connections. Mr. Wolf asked if Mr. Cage was talking about everything to the North not the East, and Mr. Cage said East as well. Obviously the City owns the property to the East and to the North as well. Mr. Wolf asked which property Mr. Cage was referencing as far as what is being provided as far as within a lot division. Mr. Cage explained the area he was talking about, there'd be additional parking to the North of the site, to the North of what would be Grey's Social and the property to the East and to the North of that which would be Culver's, and then a cross-access so they can access both parking lots. So you could literally, if you pulled in on Long and then you turned West you could go in to that drive aisle and either enter the future Culver's or you could continue and then enter in to Grey's Social. Mr. Wolf pointed to the television monitor with the property layout and asked Mr. Cage if was talking about a certain area in the picture. Mr. Cage affirmed. Mr. Wolf asked when there is this lot division, what to the East is the Culver's property. Mr. Cage explained the City right now has a Preliminary Plat of Subdivision which creates a lot to the East for the Culver's and we've also created a lot around, the City has a lift station on that corner as well, so it would be a subdivision that creates essentially Grey's Social would be one lot and Culver's would be another, and the lift station would be another lot. Mr. Wolf asked if those spaces that are essentially on the Grey's property now, plus an additional seven feet or so because of City property. Mr. Cage said exactly, Commissioner Wolf makes a great point. Some of those parking spaces are on City property right now. One of the reasons we're working on a Plat of Subdivision is to clarify who owns those parking spaces. Right now, not all those parking spaces are owned by the Grey's Social lot, but obviously that's going to have to be rectified because parking is a priority for every business, which is exactly why we're talking about it right now. Mr. Wolf said he understands they are here for the special use of an outdoor patio, but again, he's concerned that there isn't an agreement on the parking that's required even for the indoor seating; yet we're talking about adding a patio right now which even subtracts more parking, and haven't even taken into consideration, he believes the numbers of occupancy, 271, is based upon indoor seating. We're not even talking about the overflow to the patio now. Mr. Ruane said the 271 does include the outdoor seating.

Mr. Ziak said he doesn't see Culver's giving up those spots, to share them, on what would be their west lot line, because that would probably be the side that the drive-thru was on. Most Culver's are set up where they use that west side for drive-thru staging and overflow. Mr. Cage said Commissioner Ziak was exactly right. The good news is that the City owns that property to the East which is why we're re-subdividing the property. The good news is that Grey's Social drive aisle is wide enough, so what the plan is that the property line is probably going to end up restriping the parking lot to shift those parking spaces over; they have a wider drive aisle as anticipated, they can essentially move those parking spaces so they're entirely on their property which would leave that one bank which would be used for Culver's. Restriping is going to have to happen there but that line will be moved over so Grey's Social has their strip of parking and Culver's has theirs. Mr. Ziak asked if there wouldn't be any sort of agreement for them to share those spots jointly, because he can't see Culver's doing that and he thinks that would be being a bad neighbor on Grey's part if they were to just let people park there. Mr. Cage agreed and said on Grey's Social side those would be their parking, on Culver's side would be their parking; there will be a line in between.

Mr. Forbes asked if it was a condition of their approval that they have a parking agreement, Mr. Ruane affirmed, and said a temporary one at that. Mr. Forbes said the temporary one for now, and Mr. Ruane added then they're required to build their own parking lot to accommodate the rest of the parking, Mr. Forbes said so either way it's a condition of them approving this special use, that they have to have a parking plan, and Mr. Ruane said correct.

Mr. Wolf said let's see the parking plan. He said he understands, but he's hesitant to go 18 months out, and we're allowing an occupancy - where do these cars go until then? Mr. Ruane said they are not going to be able to get occupancy until they get us an agreement in place. Mr. Wolf said they won't be able to open their doors for business until the parking is taken care of. Mr. Ruane said that is correct, until they have an agreement and then that agreement is good until 18 months for them to build their parking lot. Mr. Wolf said that's too far out, and Mr. Ruane said Mr. Wolf could propose a different time for the group to discuss. Mr. Wolf said along with these parking agreements, as other businesses do, this would be with the City of Oak Forest and filed with, Mr. Ruane said filed with the county. Mr. Wolf said it's their property but there's a city agreement for the parking, correct. Mr. Ruane said correct. Mr. Wolf asked if it would be signed and put in place as well, and Mr. Ruane said yes; whether it be with the City, the Food 4 Less parking lot, the auto place next door, we leave that open for them to explore what options, within reason, for their parking situation. Mr. Wolf said that comes to play with Inland too, and his understanding is we don't even have a City agreement. Mr. Ruane said that's correct.

Mr. Forbes said talking about timelines for this agreement, since we have the owner here can we find out when do they propose on opening the doors; we can kind of figure out is 18 months too long. Try and get an idea of what a date is when they plan on opening.

Mrs. Maryam Brown, owner of Grey's Social Kitchen and Bar, at 8407 Prairie Avenue Chicago, 60619 addressed the Commission. Mrs. Brown said their time line on opening is very dependent upon the approval of the Special Use Grant because they would have to put in the accordion doors and pour the concrete patio weather permitting; so they were targeting around at least late/mid-July at early mid-June. It is very dependent on contractors, as you know it's starting to be build season, construction season, and the availability of the materials. But we have contractors and we have presented the quotes as requested, and we have contractors on file that are ready to go forward with the plans. That includes everything for the outdoor space and the accordion doors. As far as parking, they found out more about the parking, to be candid, after they already presented to move forward with the business. This is a business that they are leasing, and with a purchase agreement from the

retiring owners, and she thinks either they (retiring owners) or the previous owners black-topped and striped the parking, presenting it as if was more parking than is actually there, which is why they asked for an opportunity to open their doors and at least have six months of business so they can ensure stability in the business while they work on getting contractors in place that could support the additional lot and what would be required working with the City to get that agreement in place, and ensure that the lot is going to meet standards as far as now it looks to be a lot of water collection there from her view of seeing it needs a little leveling.

Mr. Keeler asked if Mrs. Brown had spoken to the other (inaudible) around about an agreement yet, and she responded no they haven't, they've been taking the advice of the City as to what would be in the best interest of both Grey's and the City. As they move forward, their intent is to be here long term, so they haven't done that just yet. She thinks the business, Tornado, to their immediate West just is starting to open, so they're seeing a little bit more movement of that business coming into play. At this time everything else around them is vacant, excluding across the street.

Mr. Stuewe asked if by any chance Mrs. Brown has had any dealings with the mall, the shopping center, about using their space. Mrs. Brown said no they haven't but they would definitely be open; she knows there are some existing businesses in the strip mall, between a chiropractor and a food restaurant spaces, there does seem to be ample space. A lot of times it's very vacant when they have seen it so there definitely seems to be empty space there, they weren't sure who owns that though. Mr. Stuewe said that would be the owners of the shopping center. Mr. Ruane added they can get those contacts to them (Mrs. Brown), just to everyone's knowledge their agreements with others was not discussed until the last week or so because we needed to get it over to Mr. Forbes for occupancy to verify there's enough parking. Mr. Stuewe asked what the hours will be and Mrs. Brown said during the week they intend to open around 10am and 11am on weekends. Mr. Ruane thinks it's until 1am on weekdays, he will verify, but they we not restricted on their hours. Mrs. Brown added they have a 10-year-old son they have to get up for school in the morning. Mr. Stuewe said his concern is depending on the hours because a lot of the business over there are vacant at night. Mrs. Brown said they are open and willing to look into those opportunities, especially if they can make it feasible for all parties.

Mr. Wolf asked what is the business model, because he hasn't really heard anything as far as a liquor license and a patio and parking needs. He would like to hear more about the business and what it entails, and the rationale of needing a 3am license. Mrs. Brown does not think they requested 3; it just wasn't restricted when they presented. Mrs. Brown continued with an overview of her business, which is named after their son, is a social kitchen and bar, with comfort food, not having to park downtown and bring a little of that flare to a neighborhood place with live music. Mr. Wolf asked if food will be served all night, and said it did not look like it was set up for an entertainment area. Mrs. Brown said when they do have live music, like jazz and blues, (she stepped away from the microphone and became unintelligible). Mr. Ruane pulled up a visual, and Mrs. Brown explained the menu has variety, a lot of things they love, will be a place for young chefs to come and cut their teeth in a place that will help them grow. Mr. Wolf asked if there will be booths, Mrs. Brown said they removed the booths and put in highboys; there is a bench that goes along the wall with tables in front for more flexibility. Mr. Wolf said the biggest concern still comes down to parking, it's a third of the occupancy. He's not there to step on what Council does, but he's not a big believer in a 3 o'clock license, but he does have difficulty if they are going through the trouble of putting in a patio and extension, why they can't have the parking in place at the same time. He understands construction needs, but the total occupancy is reliant on that parking, so that needs to be, to him, addressed. Mrs. Brown would love to make sure that they can ensure there is the right amount of parking whether it

is through the agreement or another agreement with neighboring shopping centers. This lead to a discussion about buffers around the patio, handicap parking, and ADA compliance.

Mr. Stuewe asked Mr. Ruane how many spots they would be short with the City's parking spots, and Mr. Ruane answered 21 short, without the City's parking it's 35. They City will allow them to use that in the meantime until the other one gets far enough along. Mr. Stuewe said if she can get an agreement with the shopping center they should be able to take care of that, is that something that would be feasible for her to do. Mr. Ruane said by what are the conditions that are proposed Special Use, yes that's what they're looking for. She would be ok with that and they would have from the point this is approved by City Council 18 months to install and own their own parking lot to accommodate for the rest of the site. They would be allowed to get an occupancy with the agreement in hand knowing they have enough parking to utilize it, no different than if another place needed it. The nice thing with this situation is that there is additional land around here that is available for parking, in comparison to other situations they have to ask their neighbors for it in order to accommodate themselves. The long-term plan is to let them be self-sustaining on their own parking, the short term is to accommodate enough parking in order for their business to meet code.

Mr. Wolf asked, when you say there's ample parking around there that's considering the City's property, and Mr. Ruane said correct. Mr. Wolf said he is not sure what the agreements say, but from experience, the City has allowed this before where that parking lot was essentially taken care of by the City because it wasn't maintained by the individuals that we provided that opportunity for. Mr. Ruane said the nice thing with this is they would be buying it; it would be their maintenance and requirements, if there are potholes out there, the Building Department would be sure to cite them for any additional issues that there may be because it will no longer be City property.

Mr. Forbes made the motion to approve.

Mr. Keeler seconded.

AYES	NAYS	ABSTAIN	ABSENT
Mr. Forbes			
Mr. Keeler			
			Mr. Kerr
			Mr. Larson
			Mr. Mosqueda
			Mr. Schroeder
	Mr. Wolf		
Mr. Ziak			
Chairman Stuewe			

Motion to approve the Special Use Permit, carried 4-1-0 with 4 absent.

Per Mr. Ruane, this will go before City Council Tuesday, May 24th.

Mr. Wolf asked Mr. Stuewe if this was passed with the conditions and Mr. Stuewe said yes.

2. ZC# 22-013 iQuality Logistics – Special Use Permit: The applicant requests review and recommendation of approval for a special use permit to allow an automotive mechanical and electrical repair and maintenance shop and such other and further zoning relief as may be required in the I1 – Industrial District at 16430-16436 S. Kilbourn Avenue.

Mr. Ruane said the location of the property is on Kilbourn Avenue, right across the street from the old pie business that is now Formella's, southeast of that is Frito Lay and then 166th, just for your idea of where that is in our Industrial District off 167th Street. The existing site is vacant land, the only piece leftover in the industrial park. It is encompassing 15 parking spaces for the commercial users then an additional 26 for the employees as well as customers that may be coming in regular automobiles. The only condition Mr. Ruane put on this was providing a Plat of Consolidation; there are two parcels combining into one.

Mr. Forbes asked Mr. Ruane if we have any other Special Use automotive uses over in the industrial park, and Mr. Ruane said we just had one, the auto sales, and mentioned others in other parts of town. Mr. Forbes asked if everything in the industrial park is mostly industrial business, and Mr. Ruane said correct, and that this could most likely be beneficial to the industrial users that drive trucks down Kilbourn quite often.

Mr. Forbes made the motion to approve.

Mr. Ziak seconded.

AYES	NAYS	ABSTAIN	ABSENT
Mr. Forbes			
Mr. Keeler			
			Mr. Kerr
			Mr. Larson
			Mr. Mosqueda
			Mr. Schroeder
Mr. Wolf			
Mr. Ziak			
Chairman Stuewe			

Motion to approve the Special Use Permit, carried 5-0-0 with 4 absent.

Per Mr. Ruane, this will go before City Council Tuesday, May 24th.

3. DR# 22-003 iQuality Logistics – Design Review: The applicant requests review and approval of a Major Design Review Permit at 16430-16436 S, Kilbourn Avenue in the I1 – Industrial District in accordance with Section 11-505 of the Zoning Ordinance for a new industrial building.

Mr. Ruane explained that this will be a brand new ground up development for an industrial building. Mr. Ruane provided a Power Point showing elevation, materials, door & window placements, and parking lots. Based upon what has been provided, conditions of approval, they have requested a landscaping plan, providing a buffer between Kilbourn and where the site begins because there will be trucks parked towards the front. In addition to that was asked for additional landscaping around the dumpster enclosure, as it's not able to be located in the rear of the property

(unintelligible). The second condition is confirming it's going to be a brick enclosure, and as what was provided to us from the applicant was what his recommended was of going about it and included (unintelligible). The only other thing requested was providing exterior lighting, the site is not next to residential, but we just want to make sure it fits with the building.

Mr. Forbes said a note on the layout says a chain-link fence with vinyl slats around the entire site; does that include across the frontage, Mr. Errol Kirsch of Errol J. Kirsch Architects, of Oak Park Illinois was sworn in By Mr. Stuewe. Mr. Kirsch said yes to Mr. Forbes' question. Mr. Forbes asked even the gate and M. Kirsch affirmed.

Mr. Ziak asked how tall is the building because the rendering Mr. Ruane presented showed it as two story and Mr. Kirsch said it is.

Mr. Forbes made the motion to approve.

Mr. Ziak seconded.

AYES	NAYS	ABSTAIN	ABSENT
Mr. Forbes			
Mr. Keeler			
			Mr. Kerr
			Mr. Larson
			Mr. Mosqueda
			Mr. Schroeder
Mr. Wolf			
Mr. Ziak			
Chairman Stuewe			

Motion to approve the Design Review, carried 5-0-0 with 4 absent.

4. ZC# 22-014 Psychic Readings – Text Amendment: The applicant requests review and recommendation of approval for a text amendment to allow Psychic Readings as a special use and such other and further zoning relief as may be required in the C1 – Local Commercial and C2 – General Service Commercial.

Mr. Ruane said what's being requested tonight is simply for allowing psychic readings through a Special Use Permit. These are the same applicants that originally put this into the code the first time. They currently are on Cicero Avenue, just South of 155th Street, and looking at another location so in order for them to move outside of the C3 District, they would have to amend the code to allow psychic readings outside of Cicero Avenue. C3 is pretty much the majority of Cicero Avenue, the building they're looking at specifically is on 147th Street, which would be located in our C1, which is like our local neighborhood commercial. There is not a lot around of the C1. Staff felt at this time you should also include C2; that's not what they requested but Staff felt that was (unintelligible) because taking one thing at a time, especially when we're dealing with things like this on a case by case scenario.

Mr. Cage asked Mr. Ruane if the text amendment would require a special use for psychic readings in C1 and C2, Mr. Ruane said and C3. Mr. Cage asked if any future applicant would have to come back to Planning & Zoning. Mr. Ruane said correct.

Mr. Forbes asked Mr. Ruane if there is a definition in the zoning code for psychic reading, of what actually it is. Mr. Ruane said they do not but what they used is the (unintelligible) code which corresponds to an actual definition (unintelligible). Mr. Forbes asked if the psychic readings are in person or over the phone. Ms. Paula Phillips, applicant, explained right now they are doing mostly in-person, about once a week they do an over the phone, they have a couple of clients that are bed-bound. Mr. Forbes asked about how many people would be at the business at one time for psychic readings. Are these large groups or individuals. Ms. Phillips said usually they have individuals; right now in their building they can have ten people in the building at the same time but not all getting readings at one time. We only have, at the most two readers reading at once. Mr. Forbes asked out of their business plan, how much is psychic reading as opposed to retail sales? Ms. Phillips said based on last year's sales, it's about 10%, so 90% is retail.

Mr. Keeler asked Ms. Phillips if she wanted to expand her retail, and she said yes, which is why they want to move. She also added people could have privacy for their psychic readings. Mr. Keeler clarified she was not doing this to expand her psychic readings, but for her retail and she said yes, really to expand their retail. Mr. Keeler asked how many years they've been in business in Oak Forest, and Ms. Phillips in Oak Forest as Witchy Wearables since 2013 and in 2019 she & her partner took over and renamed to Just Witchy's, and in Midlothian before that for eleven years.

Mr. Wolf said he understands why they're doing this, because we don't have the special use in C1 like we do in C3, but he also noticed that we're expanding this to C2. Is there potentially a reason why we're doing that right now? Mr. Ruane explained he felt that at this point if they were going to open it up, they were going to open up generally, as it is a case by case scenario nonetheless, if they end up coming back and this building doesn't work out they can look at 159th, Cicero, you name it. It would open up all the commercial districts. It doesn't necessarily mean that use would be allowed at that location, but at least it gives us more flexibility. Mr. Ruane said he was kind of confused himself when they put the text amendment in place why Staff doesn't recommend additional allowances beyond what is being requested just because, for the sake of the future. If we're allowing them on Cicero, is there a certain reason why they're only ok on Cicero but not elsewhere? Mr. Wolf said it brings up the question now, and he thinks that's where Mr. Forbes was going or even Mr. Keeler, was mentioning that how is this, we did this in C3 initially and we did it, when Witchy's came here, he believes they did discuss as far as what segment of the business, what percentage, was driven from that. So he's wondering if they're looking at that, if they're opening this up, even though it's a special use what are the factors that go into figuring out whether that's a fit for that area. He knows that Mr. Ruane mentioned 1, but there is a percentage of business that has to be an ancillary thing to the business of the whole. Mr. Ruane informed Mr. Wolf that is not currently how it was recorded into the code; maybe that was discussed but it never made it, never went in that way. That's why Mr. Ruane was questioning it, because he was unaware of it himself. Looking into the minutes on it didn't really paint that picture to him, but doesn't mean that it didn't happen. Mr. Wolf asked what does it say, and Mr. Ruane explained it says that it is allowed through special use freely. If you wanted a psychic reading business, you own a house on Cicero Avenue and you wanted to make it a mixed use, you could open up a psychic business, put up your sign out front and start welcoming people as long as you get your special use. So that's where it came down to, in his mind while he was reading through it, was because it's a case by case scenario; we have allowed it in the past but we also have denied it in the past, and we have good reasoning to why a specific location, or specific service, or individual is not providing what they expect out of a psychic

business. Mr. Keeler said so the business has not changed, just the location. You've still been an Oak Forest business, so you're just changing your location. That's all this is.

Dr. Walter A. Halek, 5235 147th Street, was sworn in to address the Commission. His home is directly adjacent to the property, and he would like to know more. Dr. Halek said the building has been iffy for the 9 years he's lived there. He's had a lot of people parking in the parking lot; they've had drunks there, people having sex there. He wants to know hours, more about the retail. He's had stuff walk off of his property; he needs to know what's going on here. He has nothing against the business, he's never been in there but he has nothing against the business, but he needs to know what's going on because he has the most to lose or gain. Mr. Stuewe asked what information Dr. Halek is seeking. Dr. Halek said hours, in the paperwork that was sent out it said Witchy whatever and such. And such is pretty open, They're doing a couple telephone ones now, is it going to become a telephone center, I want to know what kind of hours so I can expect people coming and going. There's direct access to his property from that property. He needs to know what's going on as a concerned neighbor. Mr. Stuewe said he can see where the driveway, with all the drunks and drug addicts, and sex fiends, that'll kind of disappear because with a business there. Mr. Ruane added they are still at the text amendment point and maybe this is a better conversation for the next if they are ready to move forward.

Mr. Ziak made the motion to approve.

Mr. Keeler seconded.

AYES	NAYS	ABSTAIN	ABSENT
Mr. Forbes			
Mr. Keeler			
			Mr. Kerr
			Mr. Larson
			Mr. Mosqueda
			Mr. Schroeder
Mr. Wolf			
Mr. Ziak			
Chairman Stuewe			

Motion to approve the Text Amendment, carried 5-0-0 with 4 absent.

5. ZC# 22-015 Just Witchy's - Special Use Permit: The applicant requests review and recommendation of approval for a special use permit to allow psychic readings and such and other further zoning relief as may be required in the C1 - Local Commercial District at 5251 W. 147th Street.

Mr. Ruane said this is in tangent to the text amendment. Now that is allowed for them to apply for a special use, they are applying for a special use in the C1 District, located at 5251 West 147th Street. The property they are specifying today is located off 147th Street with a significant sized building as well as significant sized parking lot adjacent to it. The existing site as-is; basically what they were looking to do is take over the site, bring their business over, and expanding their existing psychic reading to have some privacy. By this, they will have additional rooms to be separated from the actual retail space. In his talks, there were some additional activities that were potentially looked at

such as yoga. As a notion of the conditions provided for this, similar to the other ones dealt with today, they include landscaping; just providing a landscaping plan to the existing monument sign, providing a brick dumpster similar to the brick of the existing building, and lastly providing a bike rack for bicycle parking on the site.

Ms. Phillips said her business is currently open from 11am – 8pm, and they wouldn’t change those hours; they feel like that’s the best hours they can provide. As far as people being in the parking lot and stuff like that after hours, they would make sure the lighting is more sufficient. They would make sure they talk to the neighbors to make sure everything is safe for their property (neighbors) as well as their own and their customers too. Right now, they have a large product line of jewelry, stones, books, tarot, oracles, statuary, stuff like that. Included with that is the psychic readings on top of that. They also provide classes for people who want to learn more about their products or want to learn more about different types of religions and those type of things. They were hoping to add yoga; something more like that for the community.

Mr. Stuewe asked if Ms. Phillips would be interested in putting cameras up in the back, so that way if there is some problem going on it would be taken care of. Ms. Phillips said absolutely, that would be without a doubt, they have cameras on the back of their building now because they want to make sure that everything is safe. Right now, they have a very large backyard and there have been problems with people partying and whatever else. The cameras have deterred that, and they have stopped that from happening in their current location.

Mr. Forbes asked Ms. Phillips if she will own this property or rent, or lease it? Ms. Phillips said they are looking to own. Mr. Forbes asked if she is looking to have Just Witchy’s occupy the whole building or just part of the building. Ms. Phillips said the whole building.

Mr. Wolf asked Mr. Forbes, if from the Building Department standpoint, the structure itself usually when a sale goes through, is it then inspected by the City itself. Mr. Forbes said no, the City would not inspect it until the new business comes in and wants to use it. Once the new use comes in, then we would go inspect it for life-safety items and property maintenance issues and they would have to correct everything found. Mr. Forbes said they haven’t inspected that building in years, so he’s not sure what condition it’s in. Mr. Wolf addressed Ms. Phillips saying I’m sure you’ve gone through the building with an inspector and know what needs to be done.

Mr. Forbes made the motion to approve.

Mr. Ziak seconded.

AYES	NAYS	ABSTAIN	ABSENT
Mr. Forbes			
Mr. Keeler			
			Mr. Kerr
			Mr. Larson
			Mr. Mosqueda
			Mr. Schroeder
Mr. Wolf			
Mr. Ziak			
Chairman Stuewe			

Motion to approve the Special Use Permit, carried 5-0-0 with 4 absent.

Per Mr. Ruane this will go before City Council Tuesday, May 24th.

Chairman Stuewe asked Mr. Ruane if there was anything coming up, and Mr. Ruane gave a brief overview of potential items. Mr. Ruane then updated the Commission about on-going projects.

Chairman Stuewe requested a motion to approve the meeting minutes from April 20, 2022.

Mr. Forbes motioned.

Mr. Keeler seconded.

AYES	NAYS	ABSTAIN	ABSENT
Mr. Forbes			
Mr. Keeler			
			Mr. Kerr
			Mr. Larson
			Mr. Mosqueda
			Mr. Schroeder
Mr. Wolf			
Mr. Ziak			
Chairman Stuewe			

Motion to approve the minutes of April 20, 2022, carried 5-0-0 with 4 absent.

Chairman Stuewe requested to adjourn the meeting.

Mr. Ziak made the motion to adjourn. Mr. Forbes seconded.

All present said aye. Meeting Adjourned at 8:40 p.m.



CHAIRMAN JAMES STUEWE