

LIQUOR LICENSING & REVIEW COMMISSION
VILLAGE OF OAK LAWN
VILLAGE HALL AUDITORIUM
9446 RAYMOND AVENUE OAK LAWN IL 60453
Meeting Minutes #2022-2 (3-22-22)

I. ROLL CALL: Meeting called to order at 5:00 p.m.

Chairperson: Mayor Terry Vorderer

Members: Cheryl Daly Terry O'Reilly
Jan Goetz Tom DeMatteo (*ABS*)
Jim Oskielunas (*ABS*) Larry Daly
Jack Hopkins (*ABS*)

Staff: Paul O'Grady, Village Attorney
Dan Brennan, Economic Development Division Manager
Deanne Adasiak, Division Manager Executive Administration
Kim Roche, Recording Secretary

II. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Mayor Vorderer.

III. APPROVAL OF PRIOR MEETING MINUTES:

A motion was made by Member Daly, C. to approve the prior Meeting Minutes of January 25, 2022 #2022-1. The motion was seconded by Member O'Reilly.

Roll call: C. Daly, yes; Goetz, yes; O'Reilly, yes; L. Daly, abstain.

Motion to approve passes: 3-0-1.

IV. NEW BUSINESS:

- A. Tobacco License Request – Southwest Mini Mart at 9637 Southwest Highway, Oak Lawn (*change in ownership*)

Raed Shalabi, Attorney for Petitioner, 12630 S. Harlem Avenue, Palos Heights, Illinois

The petitioner stated that he is present because of a proposed license change for 9637 Southwest Highway and is requesting a tobacco license for the subject location. Mayor Vorderer asked the petitioner whether the petitioner is the new owner. The petitioner responded that he is the new owner's attorney and that the new owner is looking for ownership of the business and would like to obtain a tobacco license. Member L. Daly asked whether the existing store offers tobacco. No, said the petitioner.

Mayor Vorderer mentioned that the *current* owner acquired the subject location to operate a tobacco store a few months ago and that the tobacco license was unanimously and soundly denied by the Village Board of Trustees. Mayor Vorderer asked the petitioner if he was aware of this, to which the petitioner replied that he was. Mayor Vorderer explained to the petitioner that based on the amount of tobacco businesses in the Village of Oak Lawn, that the Village Board is opposed to any additional tobacco licenses. Mayor Vorderer asked the petitioner if he is aware of this; the petitioner said that he was; Mayor Vorderer then asked the petitioner why the Village should make an exception today. The petitioner responded that the new owner is not introducing new products. He also commented that there have been no problems at this

location. The petitioner went on to say that tobacco would be a small percentage of the business, about 15-18% and his clients believes a tobacco license would help the business in paying bills, taxes, and generate revenue. The petitioner reiterated that the current business has not had any incidents. He also mentioned that the new owner previously owned a tobacco store in another county, where he was highly successful and had no issues. The petitioner asked the Board to keep an open mind and grant the tobacco license. The petitioner reiterated that tobacco sales will be a minor percentage of the business. He added that there will be no specialty tobacco products only tobacco.

Mayor Vorderer stated that although he does not recall the exact number, he believes there are at least 4-5 tobacco businesses within a 2-3-mile radius of the subject location. Mayor Vorderer asked the petitioner if he was aware of this, and the petitioner responded that he was. The petitioner expressed that that is another reason he is here; he pointed out that the other tobacco locations have had problems and disturbances and he is confident that the subject location will not have any disturbances. The petitioner stated that all he wants is for his client to be treated fairly, as others have been; he restated that tobacco will be a small percentage of the business and that the store will also sell groceries. Mayor Vorderer responded that the business will be treated in accordance with the Village Ordinance, which limits the number of tobacco stores to twelve (12).

Member O'Reilly commented on the capping of the number of tobacco licenses. Mayor Vorderer responded that the Board capped the number of tobacco stores to twelve (12). Member O'Reilly asked the Mayor whether the Village currently has twelve (12) tobacco stores. Yes, Mayor Vorderer replied.

According to Mayor Vorderer, the current owner was granted a business license, and now a new owner is here and is requesting a tobacco license. Mayor Vorderer mentioned that the current owner initially asked for a license to operate a tobacco-only store but later returned with a request for tobacco and the addition of a grocery store. Mayor Vorderer stated that at that time the Liquor and Tobacco Commission granted the tobacco license but when it was presented to the Village Board of Trustees the request was rejected. Mayor Vorderer expressed that the position here as a Board is to give guidance and opinions to the Board of Trustees who have the final say. He said keeping that in mind he will take a motion to either reject or permit.

A motion to deny the Tobacco License Request to Southwest Mini Mart at 9637 Southwest Highway, Oak Lawn, Illinois (change in ownership) was made by Member L. Daly and seconded by Member C. Daly.

Roll call: C. Daly, yes; Goetz, yes; O'Reilly, yes; L. Daly, yes.

Motion to deny passes: 4-0.

- B. Liquor License Request for The Wall Oak Lawn LLC dba The Wall at 9700 S. Cicero Avenue (formerly known as TC Pub) (Class IV)

Mr. John "Jack" Baker, 10305 Georgia Lane, Oak Lawn Illinois

Mr. Baker indicated that many people know the subject location has always been a bar and his plan is to take it over from the current owner, Bob Olson, and change it up completely. The petitioner mentioned that there is not a lot of interior work to do as Bob did a good job of updating it 4-5 years ago. The petitioner said the plans are to make it a local restaurant type of business that offers live music three nights a week. The petitioner mentioned that his daughter is a singer with her own band and that they have a great connection with other local bands in the area. Mayor Vorderer asked the petitioner about the anticipated opening date. The petitioner

responded that he was speaking with the property owner's attorney and that they hope to have a lease finalized by either Friday or Tuesday of next week; he stated that he hopes to be ready to get in there and start taking care of things. He said he hoped to be ready by the middle of May, but that they would most likely open by the end of May or early June.

Member C. Daly asked about gambling machines. She asked whether this request is only for liquor. Deanne responded that the "V" designation indicates gaming and that the packet includes a description of the classification request. Member C. Daly said she noticed the terminal locations were separated from what she could tell on the rendering. The petitioner responded that the layout corresponds to where the existing terminals are located today. He mentioned that there are a few terminals in the corner and a few terminals near the front door. The petitioner stated that he would prefer to have all of the terminals in a single location at the rear of the business. Mayor Vorderer said the terminals have to be visible to the establishment. The petitioner agreed.

Member L. Daly asked the petitioner if this is strictly his business or if he will have a partnership. The petitioner responded that he will partner with Shay Ghazimoradi, current owner of Boss Bar located at 420 N. Clark Street in Chicago operating since 1985. The petitioner said Shay is more of a silent partner offering advice on the kitchen aspects and other things. The petitioner said the Boss Bar has done very well and is a very successful business. Member L. Daly asked if Mr. Ghazimoradi will act as a silent partner strictly for financing. The petitioner responded that Mr. Ghazimoradi will have 50% ownership and will definitely have input on day-to-day operations.

Member O'Reilly asked the petitioner if he anticipates a 50/50 split between restaurant and bar. The petitioner stated that he is hopeful and wishes to see it work that way. The petitioner stated that they will have a full-service kitchen. The petitioner went on to say that the entertainment component will benefit Oak Lawn. Mayor Vorderer expressed that the ratio the Village prefers to see in bars is 40 percent food to 60 percent other sources of income. Mr. Baker reacted by saying that he agrees with that ratio.

A motion was made by Member O'Reilly to approve the Liquor License Request (Class IV) for The Wall Oak Lawn LLC dba The Wall at 9700 Cicero Avenue. The motion was seconded by Member Goetz.

Roll call: C. Daly, yes; Goetz, yes; O'Reilly, yes; L. Daly, yes.

Motion to approve passes: 4-0.

- C. Liquor License Request for 9247 Corp dba Just My Luck Bar & Grill at 9247 S. Cicero Avenue (formerly known as Murphy's Law) (Class AV)

Ms. Wynette McManigal, 14916 Sheila Ct. Oak Forest, Illinois

Ms. Kelly McFarland, 3840 West 108th Street, Chicago, Illinois

The petitioner stated that the current owners' lease is coming up for renewal and that they have decided to leave the business. The petitioner expressed that she currently works at the bar and that she will manage the bar and also share ownership with three (3) other partners. Mayor Vorderer asked if it will be a hands-on business. The petitioner responded that she intends to manage the bar and that it will be a hands-on business. The petitioner expressed that she sees a lot of potential in the bar.

Member O'Reilly mentioned that there is no kitchen at the location. The petitioner explained that they currently have an underutilized kitchen that they intend to gut and remodel and that

will be their next expense. The petitioner said typically the summer is a slower time for their bar business. The Mayor pointed out what he had mentioned to the earlier petitioner in that the Village likes to see our local bars have a certain portion of food service.

A motion was made by Member Goetz to approve the Liquor License Request (Class AV) for 9247 Corp dba Just My Luck Bar & Grill at 9247 S. Cicero. The motion was seconded by Member C. Daly.

Roll call: C. Daly, yes; Goetz, yes; O'Reilly, yes; L. Daly, yes.

Motion to approve passes: 4-0.

D. Liquor License Request Candles, Soaps, & Wine, Oh Me! at 4703 W. 95th Street (Class U)

Ms. Kathy Garner, 6634 West 95th Street, Oak Lawn, Illinois

The petitioner explained that her original plan was a "Sip and Pour" in which she instructs guests on how to make candles and soaps and offers wine as part of the class package. She explained since the Village of Oak Lawn does not offer a "Sip and Pour" classification, she is requesting a Class U classification, which permits BYOB for specialty type classes. The petitioner stated that she will provide candle-making workshops; she mentioned a similar concept, "Sip and Paint," and she indicated that she would be pleased to be the first business in Oak Lawn to offer her concept.

Member L. Daly mentioned the BYOB concept and asked the petitioner if wine is included in her "package." No, said the petitioner. The petitioner explained that her initial plan was to have wine available for patrons but that was not an available classification. She said patrons will bring wine or beer.

Member O'Reilly emphasized that the Class U license has restrictions. He informed the petitioner that she would have to inform her participants of the restrictions ahead of time. Mayor Vorderer remarked that as a business owner, the petitioner will be held accountable for the conduct of her patrons.

Member Goetz asked the petitioner whether she planned to provide snacks. Yes, said the petitioner. The petitioner indicated that she will offer chips, crackers, cheese, grapes, and other snacks. Mayor Vorderer asked the petitioner if she is providing the snacks. The petitioner responded yes.

Mayor Vorderer asked if the petitioner's business is open to the public or if it is restricted to class only. The petitioner stated that individuals would have to register for a session in order to participate. Member Goetz asked about the estimated class size. The petitioner said that she hopes to accommodate 18-30 people. Mayor Vorderer asked if the petitioner already has a lease. The petitioner responded yes.

Roll call: C. Daly, yes; Goetz, yes; O'Reilly, yes; L. Daly, yes.

Motion to approve passes: 4-0.

V. OTHER BUSINESS:

a. Mayor's Report

There was no report.

VI. REPORTS:

b. Current Gaming Revenue

Mayor Vorderer stated that he did not have time to review the report and asked staff if they had a chance to review the latest numbers. Deanne responded that we are down a few thousand from last month. She mentioned that TC Pub recently closed, resulting in the loss of six (6) gaming machines.

VII. ADJOURNMENT:

A motion to adjourn was made by Member L. Daly and seconded by Member C. Daly.

Voice Vote: All in favor, aye.

Motion to adjourn passes.

The meeting adjourned at 5:25 p.m.