

CITY OF PALOS HEIGHTS



**ZONING BOARD OF APPEALS
Public Hearing Minutes
June 17, 2019**

Call to Order

The public hearing in front of the Zoning Board of Appeals was called to order on June 17, 2019 at 6:00 p.m. by Chairman Tom Stuchly.

Roll Call

The following board members were present: Chairman Thomas Stuchly, Mark Foster, Jerry Keller, John Hanley, and Shannon Harvey. Jim Hughes was absent.

Also present were Community Development Coordinator Ken Busse, Recording Secretary Charlotte Moore, and the petitioner.

Chairman Stuchly swore all members in.

Approval of Minutes

Commissioner Foster moved to approve the minutes from April 22, 2019 meeting as presented, seconded by Commissioner Hanley. All in favor and motion carried.

Docket 2019-04: Petition filed by Kamel Kamel to consider a zoning variance to allow a barber shop to operate as a Special Use in a B-Zoned building located at 7154 W 127th Street, and contained on PIN: 24-30-316-024-0000 (the "Premises").

Chairman Stuchly asked the petitioner to come forward and state their reason for the request.

Mr. Kamel approached the podium and he stated that he lives in Orland Park and whenever he drives by the property he thinks about a barber shop. He has already spoke with the owner about the lease. After speaking with Ken Busse he learned that he needed to go through this procedure for a Special Use permit for a barber shop. Mr. Kamel would like to have a unique barber shop and will be in business with a barber from Burbank who attracts clientele from the surrounding suburbs. Mr. Kamel plans to spend a minimum of \$50,000 on the renovation. The barber shop will start with 2 employees and will have space for 5 or 6 employees as the business grows. Mr. Kamel does not cut hair, he is going into business with the barber.

Chairman Stuchly asked what services would be provided and if there was anything beyond the normal barber shop services. Mr. Kamel stated there would be shaving, shampooing, dyeing, & hair product sales. The hours would probably be Monday- Saturday from 9am – 8pm, and possibly Sunday for half day hours.

Shannon Harvey feels the parking lot is a mess, and most days of the week it is difficult to get a parking space there. Chairman Stuchly spoke with some of the other retailers and their biggest concern is the parking. Chairman Stuchly asked about employees parking in the rear of the building. Mr. Kamel stated there is parking for employees in the back and employees are supposed to park in the back of the building. Discussion ensued.

John Hanley feels that the other businesses are mostly in and out shoppers, where barber clients will be there longer. Mr. Kamel can adjust his hours to open later, when the breakfast business at Harvest Room slows down. Chairman Stuchly is concerned that there will be very little retail sales tax. Discussion ensued.

Motion

Commissioner Foster moved to recommend approval of docket 2019-04: for a special use permit to allow a barber shop to operate as a special use in a B-zoned building located at 7154 W 127th Street, seconded by Commissioner Keller.

On a roll call, the vote was:

AYES: 3 – Foster, Keller, Hanley
NAYES: 2 – Stuchly, Harvey
ABSENT: 1 - Hughes

There being 3-2 vote, **motion failed.**

Mr. Busse mentioned that because it did not pass by way of majority it will move to the Planning & Zoning Committee without recommendation and if it goes to City Council then a super majority is required for it to pass.

Finding the Facts on #Docket 2019-04

- Commissioner Keller mentioned that he hates to see vacancies in Palos Heights.
- Commissioner Foster agrees with Keller and doesn't know if parking will be an issue.
- Commissioner Hanley would have liked the building owner to have been here.
- Commissioner Harvey feels parking is an issue already.

Adjourn

There being no further business, Chairman Stuchly entertained a motion to adjourn the meeting, seconded by Commissioner Foster. All in favor.

Meeting adjourned at 6:27 p.m.

Respectfully submitted,

Charlotte Moore
Recording Secretary