

MINUTES
Meeting of the Licensing Committee
July 7, 2026 – 5:15 p.m.
Village Hall - Council Chambers
16250 S Oak Park Ave.
Tinley Park, IL 60477

At 5:15 p.m. the meeting of the Licensing Committee was called to order.

Chairperson Glotz called the roll. Present and responding to roll call were the following:

Members Present: M. Glotz, Chairperson
 K. Shaw, Committee Member

Other Board Members Present: M. Mueller, Village Trustee

Members Absent: W. Brennan, Committee Member

Staff Present: P. Carr, Village Manager
 D. Framke, Marketing Director/Assistant Village Manager
 M. Coleman, Community Development Director
 T. Nelson-Jaworski, Village Attorney

APPROVAL OF THE MINUTES - Motion was made by Committee Member Shaw, seconded by Chairperson Glotz, to approve the minutes of the Licensing Committee held on October 17, 2023. Vote by roll call. Ayes: Glotz, Shaw. Nays: None. Absent: Brennan. Chairperson Glotz declared the motion carried.

Tiffany Nelson-Jaworski, Village Attorney, made the following statement: On May 19, 2026, the Village Board passed an ordinance related to distance requirements and limitations on the number of licenses available for particular classes of businesses in order to promote the orderly development of the Village. In said ordinance, there is a business license variance process for businesses that seek to open and operate in the Village but do not comply to the ordinance. This process requires certain notices and publications, which were complied with. A copy of the published notice and all other notice documents will be made part of the record of these hearings.

Item #1 – PUBLIC HEARING – PRADEEP PATEL – 8021 183RD STREET, UNIT B – BUSINESS LICENSE VARIANCE FOR SHIBAM COFFEE – Motion was made by Committee Member Shaw, seconded by Chairperson Glotz to Open the Public Hearing. Vote by roll call. Ayes: Glotz, Shaw. Nays: None. Absent: Brennan. Chairperson Glotz declared the motion carried.

Chairperson Glotz swore in Pradeep Patel, Applicant.

Mr. Patel stated that he has leased the storefront adjacent to his current businesses, a tobacco shop and restaurant, and is seeking a non-competing business to occupy the space. Village Attorney Nelson-Jaworski stated that with the Village's ordinance relating to regulations and restrictions to specific license categories another tobacco shop would not be allowed without approval of a variance by this committee. She encouraged Mr. Patel to review the Village ordinances on this and

seek the advice of his attorney. Committee Member Shaw discussed the variance process and Village Attorney read the standards into the record:

In determining whether to grant a business license variance, the Business License Committee shall consider:

- (1) Whether strict application would create a practical difficulty or particular hardship;
- (2) Compatibility with surrounding uses;
- (3) Impact on traffic, parking, and public safety;
- (4) Whether the business license variance would undermine the intent of this Section; and
- (5) Whether the hardship is self-created.

Committee Member Shaw asked if this variance was due to not only a cap issue, but also a distance requirement from other coffee shops. It was determined that the issues were both distance (within the 2,500 feet) and cap.

Chairperson Glotz suggested the applicant seek nullifying his lease or finding a new use for the storefront that is not in listed in the restricted license categories.

Chairperson Glotz asked if there were any comments from the public. There were none.

Motion was made by Committee Member Shaw, seconded by Chairperson Glotz to Close the Public Hearing. Vote by roll call. Ayes: Glotz, Shaw. Nays: None. Absent: Brennan. Chairperson Glotz declared the motion carried.

Motion was made by Chairperson Glotz, seconded by Committee Member Shaw to deny a Business Variance Request submitted by Pradeep Patel of Shibam Coffee at 8021 183rd Street, Unit B, to increase the license cap for Coffee and/or Tea Shop Licenses. Vote by roll call. Ayes: Glotz, Shaw. Nays: None. Absent: Brennan. Chairperson Glotz declared the motion carried.

Item #2 – PUBLIC HEARING – JUNAID MANJRA & AFZAL MASRA – 16021 HARLEM AVENUE – BUSINESS LICENSE VARIANCE FOR MOTW COFFEE & PASTRIES –

Motion was made by Committee Member Shaw, seconded by Chairperson Glotz to Open the Public Hearing. Vote by roll call. Ayes: Glotz, Shaw. Nays: None. Absent: Brennan. Chairperson Glotz declared the motion carried.

Chairperson Glotz swore in Junaid Manjra, Applicant.

Mr. Manjra stated that a lease with Brixmor was signed in May 2025. He further stated that a change-of-use application was submitted to the Village in September 2025, which was after the moratorium was enacted in August 2025.

Committee Member Shaw noted that the financial investment made by the applicant it is not a factor for the Committee to consider in determining the granting of this business license variance.

Village Attorney Nelson-Jaworski stated that the applicant signed the lease with Brixmor prior to contacting the Village to see if this would be a compatible use. She also noted that after reviewing

the plans this is a mixed-use property that includes a prayer room. This could make this property a mixed-use and should be discussed with the Zoning Administrator prior to signing a lease.

Village Attorney Nelson-Jaworski asked if there was anything in either the lease with MOTW or Brixmor that references that lease be contingent upon the Municipal Board approval? Mr. Manjra stated that he is not aware of this. Village Attorney Nelson-Jaworski encouraged Mr. Manjra to have his attorney review the leases. She noted that is one of the purposes of a letter of intent serves before signing a lease.

Chairperson Glotz and Village Attorney Nelson-Jaworski stated the Planned Unit Development (PUD) and related redevelopment agreements do not include a coffee shop, just general retail.

Village Attorney Nelson-Jaworski stated that the proposed prayer room could make the development a religious mixed-use, which is not permitted in the B-2 Zoning District and was not included in the approved Planned Unit Development (PUD).

Committee Member Shaw highlighted that there are other coffee shops nearby.

Chairperson Glotz commented that Starbucks and Dunkin Donuts are also coffee shops with are gathering places, not just drive-thru shops. He stated that the applicant did not obtain a letter of intent to confirm that the proposed use could be approved and permitted by the municipality before entering into the lease. He encouraged the applicant to review the lease agreement for any provisions addressing the denial of the application.

Chairperson Glotz asked if there were any comments from the public. There were none.

Motion was made by Committee Member Shaw, seconded by Chairperson Glotz to Close the Public Hearing. Vote by roll call. Ayes: Glotz, Shaw. Nays: None. Absent: Brennan. Chairperson Glotz declared the motion carried.

Motion was made by Chairperson Glotz, seconded by Committee Member Shaw to deny a Business Variance Request submitted by Junaid Manjra & Afzal Masra of MOTW Coffee & Pastries at 16021 Harlem Avenue. Vote by roll call. Ayes: Glotz, Shaw. Nays: None. Absent: Brennan. Chairperson Glotz declared the motion carried.

Item #3 – PUBLIC HEARING – SHANIA DAVIS MCKEE – 16551-16553 OAK PARK AVE – BUSINESS LICENSE VARIANCE FOR THE VANITY SUITES – Motion was made by Committee Member Shaw, seconded by Chairperson Glotz to continue Item #3, to the July 21, 2026, at 5:15 p.m. Licensing Committee meeting. Vote by roll call. Ayes: Glotz, Shaw. Nays: None. Absent: Brennan. Chairperson Glotz declared the motion carried.

RECEIVE COMMENTS FROM THE PUBLIC –

Chairperson Glotz asked if there were any comments from the public. There were none.

Motion was made by Committee Member Shaw, seconded by Chairperson Glotz, to adjourn the Licensing Committee meeting. Vote by roll call. Ayes: Glotz, Shaw. Nays: None. Absent: Brennan. Chairperson Glotz declared the motion carried. Chairperson Glotz declared the meeting adjourned at 6:00 p.m.