

Planning & Zoning Meeting Minutes
March 4, 2024

At 7:00 p.m., March 4, 2024, in the boardroom of the Village Hall, chairwoman Maria Lewis called to order the meeting of the Planning & Zoning Board. Roll call-Members; Walt Mahaffay, John Hawkinson, Richard Crotteau, Jill Breneman, Cody Krug and Maria Lewis. Also in attendance were, Kyle Watson, deputy building inspector, Trustee Pamela Noffsinger and Matt Fritz, village administrator. Absent; Amanda Burns.

The minutes of the February 19, 2024 meeting were reviewed. Hawkinson moved to accept the minutes as written, second by Crotteau. Roll call-Ayes; Mahaffay, Hawkinson, Crotteau, Breneman, Krug and Lewis. Nays; none. Motion carried.

There was no public comment at this meeting.

ZONING BOARD OF APPEALS, PUBLIC HEARING, Oscar Luevano- Luevano's Barber Lounge, 435 E. Division

Lewis explained that a little over a year ago Luevano put in a business plan before this board and stated the Barber Lounge would not have gaming machines on the premises, however, the machines have appeared at the business. Luevano and the board are present to discuss the new condition for gaming at this location.

Fritz explained the original business plan only had serving alcohol (liquor license) for which a conditional use was allowed the previous year. The enabling ordinance providing the conditional use included a limitation that reflected the business plan, which did not allow gaming. Luevano has since submitted a new business plan to include serving alcohol as well as the addition of gaming machines at the business. The new plan also included where the machines will be set up. Also, the village received a letter from the owner of the building where Luevano's Barber Lounge is located which stated they are aware of the gaming machines and support the petition.

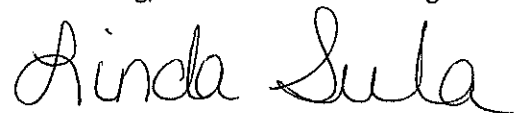
Linda Sula, deputy clerk swore in all those that would be speaking at the meeting.

Lewis addressed Luevano stating at the hearing about one year ago at which time the petitioner was asked several times if the business would have gaming Luevano said no. Lewis also pointed out within the first business plan it stated no gaming as well. Lewis wanted to know how Luevano assumed installing gaming machines without going through the proper process, including licensing and obtaining a permit through the village would be permitted. Luevano indicated he did not recall from a year ago there was a restriction requiring him to come back to obtain another conditional use and thought because he has another business in Grundy County the rules were the same in each city; this was a lesson learned. Lewis explained the reasoning behind going through the process the proper way, as the board is there for the safety and well-being of the community and Luevano's neglected to follow the process.

Additional comments from the board included: positive hours of operation, gaming will allow extra income for business, village should look at fines to the owner for not having proper licensing, gaming in two establishments next to each other, modern concept and unique business welcomed in the village. Hawkinson stated the village/village board

Mahaffay moved for a conditional use to operate a bar without live entertainment or dancing to include gaming at 435 W. Division at Luevano's Barber Lounge, second by Crotteau. Roll call-Ayes; Mahaffay, Hawkinson, Crotteau, Breneman and Krug. Nays; Lewis. Absent; Burns. Motion carried.

No other business was discussed. Crotteau moved to adjourn the meeting, all were favor. Meeting adjourned at 7:19 p.m.



Linda Sula, Deputy Clerk