

COAL CITY PLANNING AND ZONING BOARD MEETING

**MONDAY
March 4, 2024
7:00 P.M.**

AGENDA

1. Call Meeting to Order
2. Approval of Minutes February 19, 2024
3. Public Comment
4. ZONING BOARD OF APPEALS
Public Hearing
Oscar Luevano – Luevano's Barber Lounge
 1. Swear in Testimonials
 2. Presentation by Petitioner
 3. Public Comment
 4. Board Consideration
 5. Action on Request
5. Adjourn

MEMO

TO: Planning & Zoning Board Members

FROM: Matthew T. Fritz
Village Administrator

MEETING DATE: March 4, 2024

RE: **MARCH 4TH MEETING AGENDA ITEMS**

Conditional Use to Operate a Bar (without live entertainment or dancing), 435 W. Division
Oscar Luevano, who is the shop owner for the barbershop at 435 W. Division, has applied for the capability to include gaming within the business, which was specifically excluded at the time a conditional use was considered and recommended regarding serving alcohol within the business just over 12 months ago. This is the second shop operated by Oscar. In his first location aside from being able to consume alcohol, which is currently allowed, gaming was added as well.

Mr. Luevano has resubmitted an updated business plan that includes gaming to be allowed as part of the business function for that can occur should the conditional use be granted. A recommendation in support of this request would change the enabling ordinance attached to the business' conditional use to include gaming.

The public hearing for this conditional use is set for Monday night.

Pertinent Code Section(s)
156.92, Table 7, Group P(3)

Update regarding Variances and lot consolidation at 833-837 E. First Street

Craig Van Dyne, who had recently requested the capability to build on consolidated lot behind O'Reilly's has submitted a new petition for consideration. Previously, the Board made a number of motions concerning the development of a 3-unit multi-family dwelling on this lot. These motions included the consideration of whether the new portion of the lot could be rezoned multi-family instead of commercial; that request was positively recommended to the village board. This action has been held at the petitioner's request until a new variance consideration could be made following a public hearing scheduled for March 18th. At this time, only the variances for the requested 3-unit are the subject of the current petition. This, along with changes to the requested 3-unit, will lessen the overall scope of amendments required within the village code.

He is updating his elevation and layout to address the concerns expressed by the ZBA. Those will be distributed prior to his public hearing set to take place on Monday, March 18th, but was told he would not need to present since he has sat with the Board prior to this.

Remaining Work Items

Downtown Remodeling Permits
Carbon Hill Rd/113 Annexation
Metal Siding
Anti-Monotony Provisions

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: CC Irg LLC

Address: 435 W Division St Phone number: 1 708 691 0723
Coal City, IL

Owner represented by: Self Attorney

Contract purchaser _____ Other agent Tenant - Oscar Luevano

Agents name Oscar Luevano Phone number: _____

Address: 435 W Division St.

Existing zoning: L-3 Use of surrounding properties: North NA South RS-3

East C-3 West RM-1

What zoning change or variance: (specify) A Conditional use to
operate a bar without live entertainment
or dancing

To allow what use to include gaming

Tax number of subject property: 09-03-201-005

Common address of property: 435 W. Division St.

Parcel dimensions: 120 ft x 150 ft Lot area (sq. ft.) 18,000

Street frontage 150 ft of W Division 120 ft of Virginia

Legal description Buchahas Addition, Western 150 ft of
lot 1 Block 4 section 3-32-8

In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicant's reference.

I, (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

Oscar A Luejano, being first duly sworn, on oath deposes and says,
Applicant's Name

that all of the above statements and the statements contained in the documents submitted herewith are true.

Subscribed and sworn before me on this 12th day of February, 2024.

Linda Sula

Notary Public (Seal)



[Signature]
Signature of Owner

You may attach additional pages, if needed, to support the documentation of application.

Please note the number of pages attached. _____

FOR OFFICE USE ONLY

Case number	<u>ZA-377</u>	Location of hearing	
Filing date	<u>2-12-24</u>	Village Hall	
Hearing date	<u>3-4-24</u>	515 South Broadway	
Filing fee	<u>\$ 100</u>	Coal City, Illinois	
Hearing time	<u>7pm</u>		

To whom it may concern:

This letter is to inform you of our consent for Luevanos Barber Lounge at 435 W Division Street Unit 4 to operate gaming. If you have any questions please feel free to reach out to me at 708.691.0723

A handwritten signature in black ink, appearing to read 'Edmir Iljazi', written over a horizontal line.

Edmir Iljazi
CC LRG LLC

Objective

Our objective here at LBL is to provide the community and our customers with a memorable experience. We have been in business at our Morris location for 5 years and recently just received our Beer and Wine liquor license which has helped our business tremendously. From your Classic Hot Towel Shaves to more Modern cuts we do it all. We have been at our second location (Coal City) since November 2022.

Goals

Our goals are to merge Traditional barbershop ambiance to what we like to call a Barber Lounge.

You can come in get a haircut, watch sports or movies, and simply relax with a drink while you wait.

We would be looking into beer and wine as well as TO-GO beer which would help promote and sell our very own craft beer "Marina".

Solution

With every good there is always the what ifs.

We will have a bartender staffed to make sure everything flows smoothly and appropriately.

Plenty of parking and space where this wouldn't affect regular traffic nor change any of the regular day to day operations of the town.

Project Outline

Our plan is to sell beer and wine out of our small bar area that is built in a separate room from the barber stations and waiting area. (Back area of our unit, Reference picture above)

About 4 or 5 bar stools with a fridge behind the bar.

We will be operating the same way we have been for the past 3 months in Morris which has worked out great

- Business hours- Tuesday-Thursday 10am-6:30pm, Friday 9am-6:30pm, Saturday 9am-2:30pm
- Sunday and Monday closed or Appointments only
- Bartender staffed on our busiest days and hours Thursday-Saturday
- At least 2 basset certified adults on shift each day
- Beer distributors Kozol brothers, Blue ribbon, Tec-Mex Imports

This is not only going to help our guests experience the relaxation of what a barber lounge should be, but will help our business revenue by at least 20%.

We hope that we can continue to provide Coal City (Grundy County) with an awesome family friendly experience and for those adults who had a long day at work or those who want to come and just relax, something to also look forward to in this great community.

2024 Update

LBL has grown to be a staple in the Grundy County area.

With our first location opening up in the small town of Morris October 2017.

Our second location opened up here in Coal City in November 2022.

With our Brand growing and times changing we try to provide our guests with a modern luxury experience. We are a "Barber Lounge". We represent a new era of barbering which includes Haircuts, Games, Music, and Our own Signature Beer.

We have recently included gaming into our Morris location which has been a huge part of our growth with our brand. Along with it being something to entertain our adult guests, it has also helped us cover many expenses in our business including overhead and sponsorships for the community.

We plan on adding 3 gaming machines in our bar area which is in a separate room from the rest of the business.

This room is clearly known to be a "21 and over" room with plenty of signs labeling it for adults "21 and over".

The bar has been operating well with no issues since July 2023 and we plan on it operating the same with gaming.

With us serving a majority of the neighboring towns and bringing new faces to the community we hope that we can continue to grow and thrive in Coal city.