

**MINUTES OF THE VILLAGE OF JOHNSBURG**  
**May 24, 2016 MEETING OF THE**  
**PLANNING AND ZONING COMMISSION**  
*Draft/Not Approved*

**CALL TO ORDER** – Chairman Husby called the meeting to order at 7:01 p.m.

**Commission Members Present**

Kim Husby  
Mark Niggemann  
Scott Letzter  
Tom Benck (Absent)  
Curt Larsen  
Beth Foreman  
Bobbie Wiltse (Absent)

**Petitioners**

Mr. Fritz Larsen

**NEW BUSINESS**

**LARSEN VARIANCE REQUEST**

Fritz Larsen of 2420 Boardwalk LLC was in attendance to request a special use permit to permit the sale and consumption of alcohol beverages as a conditional use on the premises. Chairman Husby confirmed that all fees and notice requirements had been met. Chairman Husby requested that all materials related to the request be turned in to the Village.

Mr. Larsen presented his request and passed out some potential layouts for the project. Mr. Larsen also discussed the potential impact(s) of his request on the adjacent neighbors. He stated that the maximum occupancy will be 13 people including employees. The proposed hours will be based on the overflow of business at his current business - Halftimes. He explained that much of the time his customers are waiting to use the video gaming machines because they are occupied by others. Larsen also stated he is not trying to create another bar but rather a gaming establishment, which will just have video gaming and perhaps a couple televisions.

**QUESTIONS FROM THE BOARD**

Committee Member Letzter asked how many of these establishments are in The City of McHenry. Mr. Larsen explained that there are 4 of them in McHenry with a 5<sup>th</sup> one to open in the near future. He explained that all of them have a liquor license which is a requirement of the State of Illinois.

Committee Member Forman questioned which space he planned on moving the business into. Mr. Larsen explained that he will move into the far west space that was formally a t-shirt shop and is only looking to use about 850 square feet of the space in total.

Chairperson Husby questioned how he will manage to only keep 13 people in business at a time. Mr. Larsen explained that he will keep it monitored periodically. The hours will be based typically from noon to 8pm, which is when Halftimes experiences the overflow.

Committee Member Foreman questioned if there will there be food served and what type of signage is being planned. Mr. Larsen stated that he will apply for signage on the west side of the building and any food that will be ordered will be brought over from Halftimes. He added that the name of the establishment will be Big France Gaming.

Committee Member Letzter questioned how parking will be addressed. Mr. Larsen explained that there will be 23 spots available once the parking lot is cleaned up.

Committee Member Niggemann questioned if despite the requirement to have a liquor license, are gaming establishments required to actually sell liquor. Mr. Larsen stated that you are required to sell liquor but you can limit the liquor sales to beer and wine.

### **QUESTIONS FROM THE FLOOR**

Mary Ann Lazowski of 2506 W. Johnsborg Rd. questioned if Mr. Larsen will eventually turn the business into a bar. Mr. Larsen states that he would not and explained that he is unable to per health department requirements.

Richard Lane of 2503 Olive, located behind the subject property questioned if this is the type of business desired in the Village of Johnsborg. He further questioned the financial viability of the business. Mr. Larsen explained that he passed out figures based on nine months of planned success. He explained that although the estimates are not a guarantee, he plans to try to be the best business man and neighbor he can possibly be.

### **COMMENTS FROM THE FOOR**

Ms. Lazowski stated that she hopes he will select attractive signage for the business. Mr. Larsen stated that he has plans to put up an appealing sign.

Richard Lane directed his comments to the Village and expressed concern with the process and the amount of materials submitted prior to the zoning hearing. Chairperson Husby explained that in some requests, such as Mr. Larsen's, additional information is not required for the Commission's consideration however he took the time to submit thorough materials for the Commission's consideration.

Mr. Lane urged the board to use good judgment before granting the conditional use for this project.

### **COMMENTS FROM THE BOARD**

Committee Member Foreman questioned how many notices Mr. Larsen sent to neighbors. Mr. Larsen stated that he sent about 25 or 26 notices.

### **SUMMARY**

Mr. Larsen summarized that he is requesting a conditional use to permit the sale and consumption of alcohol beverages on the premises.

Committee Member Larsen moved to grant the conditional use to permit the sale and consumption of alcohol on the premises at 2420 Johnsborg Rd. Seconded by Commission Member Niggemann. All Commission Members presented voted. Motion carried.

Chairman Husby noted that the matter will go before the Village Board for consideration.

**ADJOURNMENT** - Motion by Commission Member Letzter to adjourn the meeting. Seconded by Commission Member Foreman. All Members present voted aye. Motion carried at 8:04 p.m.

Respectfully Submitted,

*Timothy Haynes*