

MINUTES
SWANSEA PLANNING & ZONING BOARD
September 10th, 2019

CALL TO ORDER

The regularly scheduled meeting of the Swansea Planning & Zoning Board held at the Swansea Government Center, 1444 Boul Ave., Swansea, IL, was called to order at 6:00 P.M. by Chairman Justin Chapman.

Roll call was taken and answered by the following:

Justin Chapman, Chairman	Present
Rob Anderson	Absent
Gene Kish	Present
Doris Rebenstorff	Absent
Brian Dulski	Present
Matt Koesterer	Present
Bill May	Present

Building and Zoning Director Dallas Alley stated for the record that a quorum is present.

Others Present:

Dallas Alley, Building and Zoning Director
Applicant

APPROVAL OF MINUTES

Motion by Mr. Kish, seconded by Mr. Koesterer to approve the minutes from August 13th, 2019. All members present voted in favor by voice vote.

NEW BUSINESS – Special Use Permit 19-00095 Debbies Gaming

Drew Johnson and Lori Forsythe were present representing Debbies Gaming. Mr. Johnson provided an overview of the proposed gaming café and informed the board that they are also seeking an increase in the number of liquor licenses, which the Village Board would be considering. He added that they intend on having five gaming machines, until they are permitted to have six.

Mr. Johnson stated that their company would first focus on making improvements to the exterior of the structure and the property, including tree maintenance, lighting improvements, building painting, new signage, dumpster enclosure repair, lot sealing, and accessible parking upgrades.

Mr. Johnson informed the board that they would encourage customers to order in food from other restaurants in the area, and that they would provide prepackaged snacks.

Ms. Forsythe provided the board with revenue projections and stated that the estimated annual anticipated (gaming) revenue from the location of \$21,000.00. She gave an overview of impact and stated that some revenue would be pulled from adjacent municipalities, and added that encouraging order in food would provide additional revenue to the Village.

Mr. Kish asked who would own the property, and Mr. Johnson stated that they will have a three year lease with an option to renew or purchase after the three years.

Mr. Kish inquired as to the hours of operation, and Mr. Johnson stated that they typically match the hours of the local municipality for the liquor license, but that they may choose to close earlier than the 1:00 close time. Ms. Forsythe added that the machines automatically turn off at the time the liquor license ends.

Chairman Chapman asked Mr. Alley if there was currently a gaming café license available and Mr. Alley stated that the applicant is requesting an increase of the number of gaming cafes, as well as an increase in the number of class “C” liquor licenses. General discussion ensued.

Chairman Chapman asked if there were any more comments. None being heard, Mr. Koesterer made a motion to approve the special use permit and Mr. May seconded the motion.

Roll Call Vote

Justin Champan, Chairman	Yeah
Rob Anderson	Absent
Gene Kish	Yeah
Doris Rebenstorff	Absent
Brian Dulski	No
Matt Koesterer	Yeah
Bill May	Yeah

Mr. Alley explained for the record that the Planning and Zoning recommendation would be forwarded to the Swansea Village Board who would make the final decision.

OLD BUSINESS – Swansea Village Zoning Code - Discussion.

The Planning and Zoning Board did not hold discussion of the Zoning Code, it was agreed to continue the discussion at the next meeting.

Adjournment

There being no further business for discussion before the Board, motion by Mr. Dulski, seconded by Mr. Koesterer to adjourn. Motion passed with all members present voting in the affirmative.

The meeting was adjourned at 6:25 p.m.

Minutes recorded by:

Dallas Alley
Building and Zoning Director