

**City of Red Bud  
Planning Commission Public Hearing & Meeting  
November 15, 2022**

The November, 2022, public hearing and meeting of the Red Bud Planning Commission was called to order by Chairwoman Andrea Letcher-Martin at 7:02 p.m.

**MEMBERS PRESENT:** Robbie Aubuchon, Janet Braun, Jeff Hicks, John Holzum, Andrea Letcher-Martin, Larry Mehring, and David Wittenauer.

**MEMBER ABSENT:** JR Hudson

**CITY OFFICIALS PRESENT:** Acting Mayor, Susan Harbaugh, Councilmen: Alan Piel, Bill Hannebutt, Kyle Donjon, Rodney Nevois, Mike Rheinecker, Police Chief, John Brittingham, and Jeff Mueller, City Zoning Administrator.

**OTHER ATTENDEES:** See attendance sheet (Atch 1).

One hearing was scheduled for this date and time as published in the North County News, October 27, 2022 (Atch 2).

**HEARING:** Mr. Amit Patel requested a Special Use Permit to allow a liquor store to operate in the B-2 (Business District), 1506 South Main Street.

Mr. Patel currently is:

- The sole owner, will get LLC
- Operates six stores
- Gross revenue \$45 million a year
  - Fairview Heights being number one in sales followed by Freeburg
- Liquor to be the primary business; not gambling machines
- Walk in only, no drive thru
- Closing on property November 16, 2022
- 5,000 square feet liquor store
- Five full-time, two part-time employees
- Businesses on south side of building will remain

Comments from the floor:

Doug Deterding, Owner, Route 3 Hut

- Opposed to an additional liquor store
- City liquor need is satisfied

Ted Popp

- Previously worked for Mr. Patel
- Store would increase tax base
- Business contributes to community events

Jessie Liefer

- Asking commission to reconsider application
- A third liquor store is not in the best interest of the community

James Ratz, Owner, Ratzkeller

- Market already saturated, additional liquor store has no added value
- Route 3 owner intimidated by applicant family members

Brad Mayberry, 130 Brookview

- Additional store will dilute the town

Planning Commission questions.

Chief Brittingham

- Contacted by Doug Deterding reporting being intimidated by Patel family members in his store on two occasions. No direct threats.

Doug Deterding

- Verified he felt intimidated by Patel family members (two for the first visit, one of them being from the Fairview Heights store), one visitor the following week
- Proposed to buy the store
- "You do not want to compete with him,"
- "have buying power and experience"
- His business partner left crying, Doug was very upset

Mr. Patel

- Did not know of visitors who met with Doug

Other commission member comments.

- Negative feedback on additional liquor store on social media.
- Jeff Mueller received petitions to object to the store with 214 signatures.

Upon the motion of Robbie Aubuchon and the second of John Holzum, recommend the application of Mr. Patel be denied.

Those voting yes: Robbie Aubuchon, John Holzum, Janet Braun and Jeff Hicks; no: Larry Mehring and David Wittenauer.

Motion carried.

MINUTES: The minutes of the October 18, 2022, meeting were considered for approval. Upon the motion of Jeff Hicks and the second of Dave, the meeting minutes were unanimously approved as presented.

NEW BUSINESS:

Jeff, Zoning Administrator

- Still waiting for definitions for the use table.
- Future short-term rental restrictions will be added as those for the Stines.

The vacant commission position has been considered by Scott Voss, who provided his past experience and background.

Upon the motion of Robbie and the second of Jeff, recommend Scott Voss be appointed by the City Council to the Planning Commission. Motion unanimously approved.

Jeff Hicks requests the city address/consider the number of liquor licenses to be issued.

Christmas Party, December 20 2022, if no hearing is scheduled.

Andrea asked for a motion to adjourn the public hearing and meeting, upon the motion of Dave and the second of Larry, the meeting was adjourned at 9:08 p.m.

Respectfully submitted

Janet I. Braun  
Scribe

2 Attachments:

1. Attendance Sheet
2. Public Hearing Notice

**RED BUD PLANNING COMMISSION  
PUBLIC HEARING  
November 15, 2022**

	<b>NAME</b>	<b>ADDRESS</b>
✓ 1	AMIT PATEL	1504 GOLDENEYE CT, SWANSEA, IL 62226
✓ 2	TED POPP	8 Adams Smithton IL 62285
3	Brad Chendle	8745 N. K. Red Bud
✓ 4	Doug Jeterding	726 Westfield Drive Red Bud
5	Lisa Nicholson	302 Summit St. Red Bud IL 62278
✓ 6	SAMES RATZ	503 STEVEN DR. Red Bud, IL 62278
✓ 7	BRAD MAYBERRY Mayberry	130 Brook <sup>view</sup> Dr, Red Bud, IL
✓ 8	Jessie Liefer	4441 MM Rd Red Bud, IL 62278
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*A Community of Spirit,*

*Pride and Conviction...*

**RED**

**BUD**

Web Site: [cityofredbud.org](http://cityofredbud.org)

**A Way of Life... Red Bud**

200 East Market Street  
Red Bud, Illinois 62278-1597  
E-Mail: [info@cityofredbud.org](mailto:info@cityofredbud.org)

City Hall: (618) 282-2315  
City Hall Fax: (618) 282-4344  
Utility Department: (618) 282-3339

**NOTICE OF MEETING**

***PLANNING COMMISSION***

CITY OF RED BUD, ILLINOIS

Location: City Council Chambers  
200 E. Market Street  
Red Bud, IL 62278

**Tuesday, November 15, 2022**  
**7:00 p.m.**

Said application for a Special Use Permit has been filed by Amit Patel to allow a Liquor Store to operate within the B-2 (Business District). The business would be located at 1506 South Main Street.

- **Use Table Review and Discussion**
- **October 2022 Meeting Minutes**
- **Comments from Zoning Administrator**
- **Other items for the good of the order**

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**Please contact City Hall at 618-282-2315 with any questions or for additional information.**

**Thank you,**

Dated this 8<sup>th</sup> day of November  
Andrea Letcher-Martin, Chair

(5 ILCS 120/2.06) (from Ch. 102, par. 42.06) Sec. 2.06.(g) Any person shall be permitted an opportunity to address public officials under the rules established and recorded by the public body. (Source: P.A. 99-515, eff. 6-30-16.)

Those who wish to address the Planning Commission will have a three (3) minute time limit for public comments and for public hearings as recorded on September 19, 2017. Time limit does not apply to applicants and interested parties (those who received notifications) at hearings.