

City of Red Bud
Planning Commission Public Hearing & Meeting
June 9, 2026

The June 9, 2026, meeting of the Red Bud Planning Commission was called to order by Chairman John Holzum at 6:01 pm.

PLEDGE OF ALLEGIANCE

MEMBERS PRESENT: Robbie Aubuchon, Josh Johnson, Brad Mayberry, Matt Wagner, Janet Braun, Scott Voss, Jeff Hicks.

MEMBERS ABSENT: Jen Tepe

CITY OFFICIALS PRESENT: Jeff Mueller; City of Red Bud Zoning

HEARINGS:

One hearing was scheduled, all attendees wishing to speak were sworn in.

Said application for a Special Use has been filed by Groves Investments Company to sell alcohol at 1010 Locust St. The property is zoned B-2, Business District.

Tony Groves was in the audience and addressed the board with his plans for the building at 1010 Loust St. He has recently purchased the property which was the First Baptist Church and has renovated it into a Banquet Hall and Office Rental.

Janet Braun raised concern for the residents living across the street regarding trash, noise and parking. Tony advised that he cannot do anything about parking, he currently has 40 spots available in the lot. As far as the trash, his staff will take care of picking anything up after the event and double checking the next morning. Along with the noise, when party goers are leaving the event, he has no control over their behavior. Jeff Mueller noted that he sent certified mail to all neighbors of the Banquet Hall and no one showed up with any concerns. As far as parking, the fire marshal will be the one to determine the number of guests and he feels there is ample parking for the hall. He mentioned before we go to far off track, a Banquet Hall is approved by right to operate within a B-2 business, parking and patrons are a concern of the police department. John added we are here this evening to decide if alcohol can be sold on the premises. Of course, all opinions will be heard, but ultimately this is about the sell of alcohol.

Josh Johnson addressed Jeff Mueller with the hall in the proximity of a school he wants it noted on record there are no issues. Jeff advised the first thing he did when Tony approached him with the project he contacted Superintendent Tallman, who then took the proposal to his board, and they have no issues with the sell of alcohol at the center. Josh asked Tony how many events he sees happening per year. Tony advised he will need to hold events 50% of Friday and Saturdays throughout the year to make it profitable with the amount of money he is putting into the building.

Brad Mayberry questioned if he has plans to be open daily and have gaming. Tony said he will not be open daily, and he has no plans of adding gaming. Brad questioned the possibility

for apartments and Tony advised that he will have office rental on the other end of the building.

Scott Voss addressed Jeff Mueller, if we recommend the sale of alcohol what keeps him from getting gaming machines? Per Jeff, that is a different liquor license and not the type of liquor license he is obtaining. Gaming is not regulated by the city, and state regulations are a different license. He also noted the reason he can sell alcohol so close to a school per ordinance his alcohol sales will not be 50% of his sales. Scott asked if his rentals aren't what he expected what stops him from turning the space into a bar. Jeff advised he would need a different license and at that time the special use would be revoked.

Matt Wagner addressed his concern, with geographical proximity to the school. He would like it on record what happens when a sporting event lets out. We approve the liquor license, and someone makes a bad decision and gets in their car and are driving through a school zone. In his opinion this is why the regulation exists and wants the board to consider public concern.

John Horrell was in the audience and addressed the board regarding his personal concern that the hall is located less than 100' from a school. He also advised there is a property dispute. He has plans to get the lot he owns on the east side surveyed. Tony advised John that he had the property surveyed and was willing to discuss the issue. John advised if the survey he has done disagrees, he will take the matter to court.

John Holzum again explained we are here to approve a liquor license. Jeff reiterated to John Horrell that the 100' does not apply in this situation because 50% of sales will not come from alcohol. A copy of the ordinance was provided in the packet prior to the hearing.

Jeff Hicks noted we are not here to say who owns what, we have no control over the survey's and that will need to be addressed with the County.

Matt Wagner questioned, how do we know he's not making 50% of his sales on alcohol, not necessarily now but what about in 10 years? Brad noted alcohol sales have to be reported to the state of Illinois. Every purchase and sale is noted. Jeff explained at this date and time the principle us is a Banquet Hall which will be rented for thousands of dollars. If the business model ever changes the special use will go away. Brad commented we are just a regulatory body to make sure all the boxes are checked. Jeff Mueller agreed and mentioned it will be evident if the uses change.

John Holzum asked for any additional questions, and none were addressed.

A motion was made to accept the special use by Josh Johnson and seconded by Jeff Hicks. All approved motion carried. Tony was advised that final the approval is by the City Council and the meeting will be June 15, 2026.

APPROVAL OF PRIOR MONTHS MEETING MINUTES:

A motion was made by Brad Mayberry, with a second from Matt Wagner. All in favor motion passed.

COMMENTS FROM THE CHAIRMAN:

John has been made aware of the key fobs not working and recommended getting with Jill to have the issue resolved.

GOOD OF THE ORDER/CITY

COMMENTS FROM THE ZONING ADMINISTRATOR:

Motion to adjourn was given by Jeff Hicks, seconded by Scott Voss. All in favor, meeting adjourned.

Scribe

Patty Rieke