



# Kane County

## KC AD HOC Liquor Commission

### Meeting Minutes

Government Center  
719 S. Batavia Ave., Bldg. A  
Geneva, IL 60134

PIEROG, Berman, Kious, Linder, Surges

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**Wednesday, June 25, 2025**

**1:00 PM**

**County Boardroom**

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**1. Call To Order**

Chairman Pierog called the meeting to order at 1:02 PM.

**2. Roll Call**

<b>PRESENT</b>	Chairman Corinne M. Pierog Board Member Dale Berman Board Member Chris Kious Board Member Michael Linder Board Member Clifford Surges
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Also present: Co. Bd. Members Penesis\*, Roth; COB Exec. Asst. Tallitsch; SAO staff Frank, O'Brien; ITD staff Peters; and members of the press and public including Cafe Parlay owner Kyle Lazar and Black Jack's Gentleman's Club owner Anne Marie Buttitta.

**3. Remote Attendance Requests**

There were no remote attendance requests for today's meeting.

**4. Approval of Minutes: March 20, 2025**

<b>RESULT:</b>	<b>APPROVED BY UNANIMOUS CONSENT</b>
<b>MOVER:</b>	Chris Kious

**5. Public Comment**

Steve Serafin, Elgin, spoke on the proposed liquor license for Blackjackd Gentlemen's Club. He voiced his concerns with this establishment acquiring a liquor license due to their intentions of having video gaming machines. He explained that the Illinois legislation states that in order to have a liquor license to get the machines, they have to be hand-in-hand. Additionally, Serafin shared his concern with the mother of the previous owner who will be managing Blackjacks. He asked Chairman Pierog, since she has had political donations received by Blackjacks, if she would be voting to accept Blackjacks application for a liquor license. He believes that Pierog should not abstain from the vote, but to show her political influence on her position on the liquor license.

Kathy Showalter, Geneva, shared her concerns about the Blackjacks Gentleman's Club receiving a liquor license. She asked the Committee to vote no on granting the liquor license for Blackjacks. She explained that she is a grandma and old enough to

remember the shooting that occurred at the establishment years ago. She thinks that if the establishment is granted a liquor license and has nude women performing, it will get worse. Showalter believes that with the liquor license, Blackjacks will have poker games, gambling, and backroom activities. Additionally, she stated that there will be increased calls to the police, which the Sheriff does not need. Showalter requested the Committee refrain from granting the liquor license, especially if the mother of the previous owner will be managing the establishment. She questioned if the owner will be on premise at all times overseeing the business. She directed her comments at Chairman Pierog, stating, "Shame on you for taking funds from this establishment to help run your campaign management and your committee. Shame on you." Showalter requested that Pierog vote, for or against, the liquor license. She stated that as a Kane County citizen, she asked the Committee to vote no.

## 6. New Business

- A. Review and Potentially Approve Liquor License Application for Class E Bar license and a Sunday Endorsement at Cafe Parlay located in the premises at 33W624 Route 38, Suite B, in Geneva Township. The applicant is Cafe Parlay Kane County, LLC (Kyle and Kevin Lazar). The premises is a video gaming parlor. County Board Member: Leslie Juby.

ASA O'Brien introduced the Class E Bar Liquor License and a Sunday Endorsement application for Cafe Parlay. He stated that the video gaming parlor is located at 33W624 Route 38, Suite B, Geneva Township. The applicant is Cafe Parlay Kane County, LLC (Kyle and Kevin Lazar). O'Brien stated that Kyle and Kevin Lazar are co-owners of the business and that Kyle Lazar would be the manager. He explained that the owners have underwent background checks and finger printing and passed. O'Brien stated that the owner of the property is J.W. McConaughay, LLC and has entered into a lease agreement with Cafe Parlay that will end on December 31, 2027. He explained that Cafe Parlay has provided a Certificate of Insurance for general liability and liquor liability with coverage of \$1M each. Additionally, Cafe Parlay has submitted a basset certificate for Kyle Lazar, who will be the manager on premises. O'Brien explained that he has reviewed the application and has found that they are sufficient under the Liquor License Ordinance. Previously, the County Board granted a rezoning of the property from B-3 Business to B-4 Business to allow for this gaming facility and to sell and permit consumption of alcohol. O'Brien explained that once the local commission grants Cafe Parlay a license, they will be able to apply for their state liquor license, retailers' license, and gaming license. O'Brien addressed questions and comments from the Committee.

Cafe Parlay Co-Owner and Manager, Kyle Lazar, identified the location in consideration as a great opportunity to expand to their fourth location. He explained that Cafe Parlay is the second of it's kind in Kane County, with the other located in the Village of Pingree Grove. He stated that his business provides video gaming machines for patrons who are 21 years old or older. He explained the contents of what the establishment entails, such as video gaming terminals, service bar, and additional furniture. He explained that obtaining a liquor license is a prerequisite to receive a state video gaming license. He stated that Cafe Parlay is an 800 square foot space that is primarily taken up by the video gaming terminals. Lazar addressed questions and

comments from the Committee. Discussion ensued.

<b>RESULT:</b>	<b>APPROVED BY ROLL CALL VOTE</b>
<b>MOVER:</b>	Michael Linder
<b>SECONDER:</b>	Chris Kious
<b>AYE:</b>	Dale Berman, Chris Kious, Michael Linder, and Clifford Surges

- B. Review and Potentially Approve Liquor License Application for a Class E Bar license and a Sunday Endorsement at Black Jack's Gentleman's Club located in the premises at 7N657 Route 25 in Elgin Township. The applicant is Elgin Entertainments Holdings, Inc. (Anne Marie Buttitta). The premises is a gentleman's club. County Board Member: Bill Roth.

ASA O'Brien introduced the Class E Bar Liquor License and a Sunday Endorsement application for Blackjacks Gentlemen's Club. He stated the club is located at 7N657 Route 25, Elgin Township. The applicant is Elgin Entertainments Holdings, Inc (Anne Marie Buttitta). O'Brien stated that the sole owner of the business is Anne Marie Buttitta and the manager is James R. Layden, which both passed all background checks and finger printing. He noted that the owner of the property is A&D, LLC, which has entered into a lease agreement with Elgin Entertainments Holdings, Inc that ends April 30, 2035. The lease does allow the operation of a gentleman's club and the sale and consumption of alcohol on the premises. O'Brien stated that Blackjacks has provided a Certificate of Insurance for general liability and liquor liability coverage of \$1M. Additionally, they have provided all the basset certificates of those who would be responsible for serving alcohol. O'Brien explained that he has reviewed all the materials and determined that they met the provisions of the Liquor License Ordinance.

Elgin Entertainments Holding, Inc and Blackjacks owner, Anne Marie Buttitta introduced Blackjacks General Manager, James Layden. She explained that she has been the owner of Elgin Entertainments Holdings, Inc since 2015. She stated that Blackjacks has been at the same location since 1996. She noted that she has applied for a liquor license and is seeking the County Board's approval. She explained that the club currently operates as an 18 years or older club that offers adult entertainment. She has plans to operate as a club for 21 years or older, in compliance with the local law, so that full nudity would be eliminated. She stated that the club currently has 13 employees and that with a liquor license, the club would need to employ about 30 people. Additionally, the granting of a liquor license would increase revenue and sales tax obligations. Buttitta explained that all employees at Blackjacks are Basset certified and that new employees would need to be, as well. Regarding the qualifications for gaming, she stated that there is no gentleman's club in the State of Illinois that has been granted a gaming license. She explained that she has been in the hospitality business for 29 years and has worked since she was 11 years old. She stated that staff have been trained to safely and responsibly run the gentleman's club. She noted that there was no shooting in the parking lot of Blackjacks. She thanked the Committee for their time and consideration. Buttitta, Layden, and O'Brien addressed questions and comments from the Committee. Discussion ensued.

Anne Marie Buttitta's attorney, Brittany Pedersen, explained that back in 2012, when Blackjacks had a liquor license, the establishment had a different owner. She noted that Blackjacks has operated under the same name for years, but, today, Blackjacks is owned by a new owner and this is a new liquor license application. Pedersen explained that the current Blackjacks has operated under the same name and location since 2019. She stated that a new lease was signed, which will end in 2030. Further discussion ensued.

Chairman Pierog recused herself from the vote on the approval of granting Blackjacks Gentlemen's Club a liquor license.

The motion failed with a 2-2 vote.

<b>RESULT:</b>	<b>APPROVED BY ROLL CALL VOTE</b>
<b>MOVER:</b>	Michael Linder
<b>SECONDER:</b>	Chris Kious
<b>AYE:</b>	Chris Kious, and Michael Linder
<b>NAY:</b>	Dale Berman, and Clifford Surges

**7. Old Business**

Committee Member Surges requested that an updated list of all liquor license be sent to Committee members before the next Liquor License Commission meeting. ASA O'Brien complied.

**8. Executive Session (if needed)**

None.

**9. Adjournment**

<b>RESULT:</b>	<b>APPROVED BY VOICE VOTE</b>
<b>MOVER:</b>	Michael Linder
<b>SECONDER:</b>	Dale Berman

This meeting was adjourned at 1:42 PM.

Savannah Zgobica  
Recording Secretary