

VILLAGE OF BARTLETT
VILLAGE HALL, 228 S. MAIN STREET
COMMITTEE AGENDA
NOVEMBER 7, 2023
7:00 P.M.

1. CALL TO ORDER
2. ROLL CALL
3. TOWN HALL: (Note: Three (3) minute time limit per person)
4. STANDING COMMITTEE REPORTS:
 - A. COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY
 1. Lake Street TIF Discussion
 - B. LICENSE AND ORDINANCE COMMITTEE, CHAIRMAN HOPKINS
 1. Video Gaming Class Discussion
5. ADJOURNMENT



Agenda Item Executive Summary

Item Name Lake Street TIF Discussion

Committee or Board

Committee

BUDGET IMPACT

Amount: N/A

Budgeted

N/A

List what fund N/A

EXECUTIVE SUMMARY

As part of the Strategic Plan's goal to redevelop/revitalize properties along Lake Street, staff prepared a proposed TIF district boundary map and reviewed the Future Land Use Plan for the area. Teska Associates, Inc. has been hired by the Village to perform a TIF eligibility study of the Lake Street corridor and is seeking input from the Committee of the Whole to discuss the preferred land uses within the district prior to the drafting of the redevelopment plan.

Lee Brown from Teska will lead the discussion.

ATTACHMENTS (PLEASE LIST)

Proposed Lake Street TIF map, Future Land Use Plan

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

Staff: Kristy Stone, PDS Director

Date: October 31, 2023

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

23-80

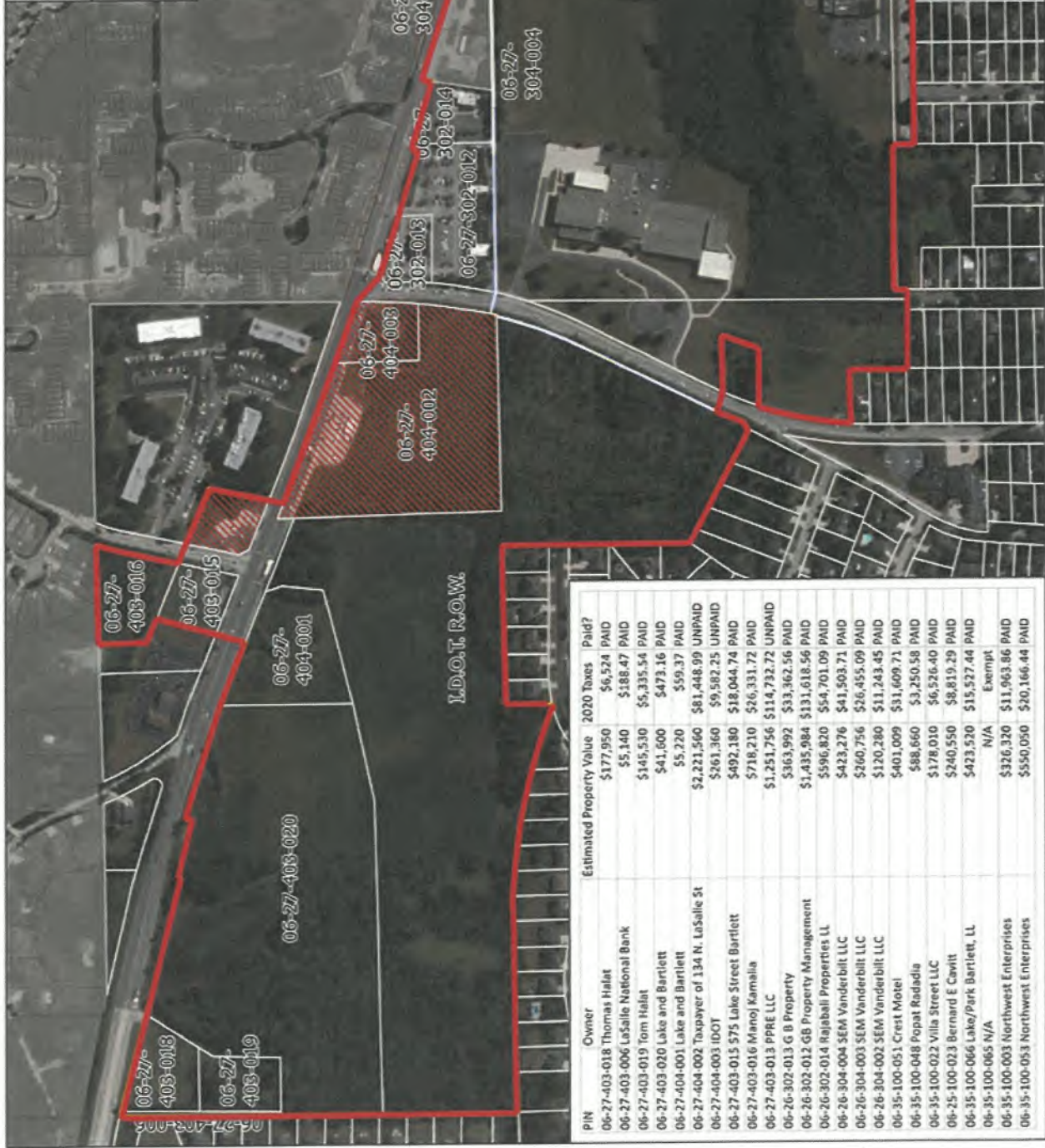
DATE: October 31, 2023
TO: Paula Schumacher, Village Administrator
FROM: Kristy Stone, PDS Director
RE: **Lake Street TIF Discussion**

As part of the Strategic Plan's goal to redevelop/revitalize properties along Lake Street, staff prepared a proposed TIF district boundary map and reviewed the Future Land Use Plan for the area. Teska Associates, Inc. has been hired by the Village to perform a TIF eligibility study of the Lake Street corridor and is seeking input from the Committee of the Whole to discuss the preferred land uses within the district prior to the drafting of the redevelopment plan.

The redevelopment plan must correspond to the Future Land Use Plan. If the desired uses are not consistent with the Future Land Use Plan (FLUP), staff will begin the process of amending the FLUP.

Proposed Lake St. TIF

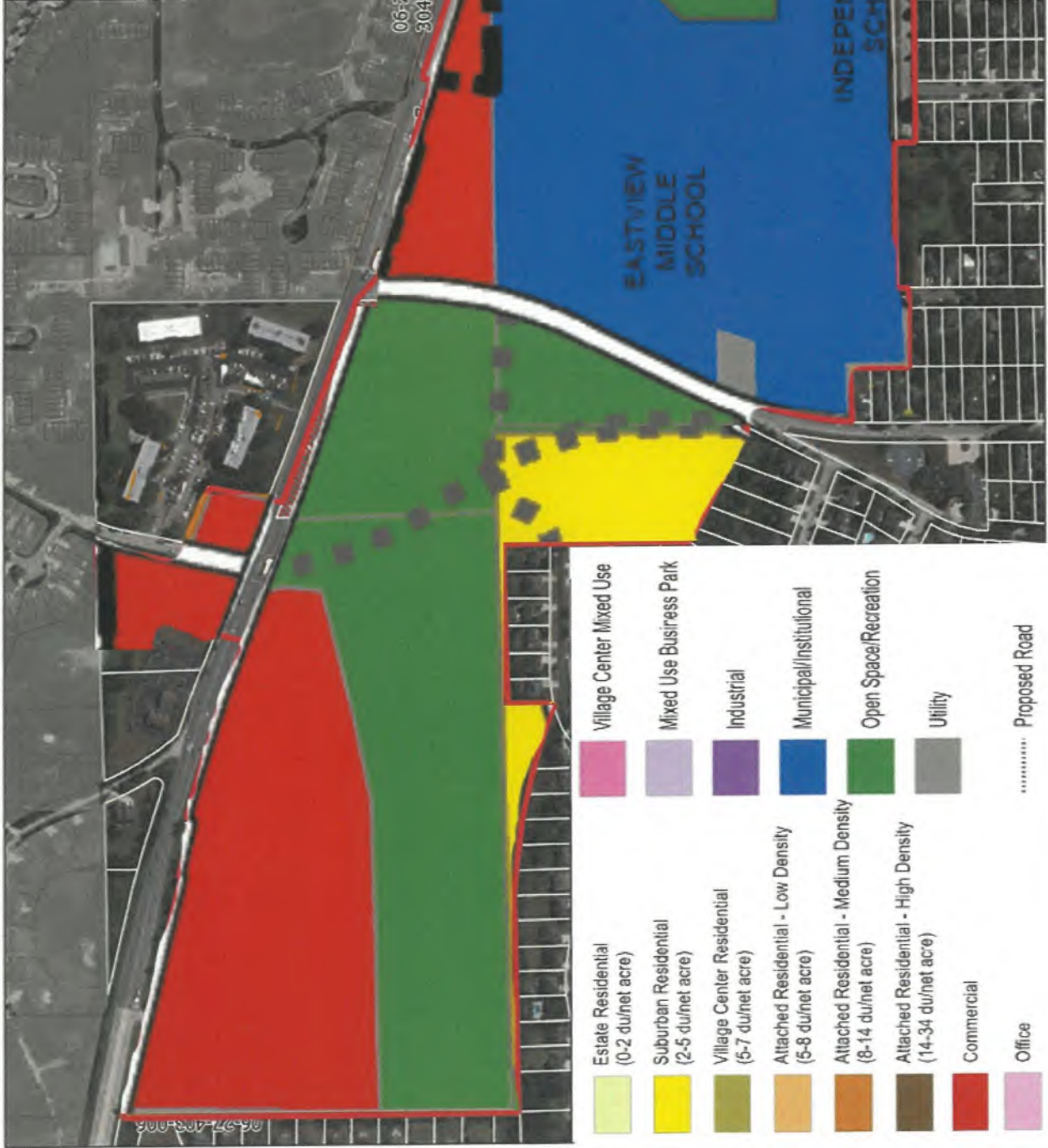
- Proposed Lake St. TIF
- Unpaid 2020 Taxes



PIN	Owner	Estimated Property Value	2020 Taxes	Paid?
06-27-403-018	Thomas Halat	\$177,950	\$6,524	PAID
06-27-403-006	LaSalle National Bank	\$5,140	\$188.47	PAID
06-27-403-019	Tom Halat	\$145,530	\$5,335.54	PAID
06-27-403-020	Lake and Bartlett	\$41,600	\$473.16	PAID
06-27-404-001	Lake and Bartlett	\$5,220	\$59.37	PAID
06-27-404-002	Taxpayer of 134 N. LaSalle St	\$2,221,560	\$81,448.99	UNPAID
06-27-404-003	IDOT	\$261,360	\$9,582.25	UNPAID
06-27-403-015	575 Lake Street Bartlett	\$492,180	\$18,044.74	PAID
06-27-403-016	Manoj Kamalia	\$718,210	\$26,331.72	PAID
06-27-403-013	PPRE LLC	\$1,251,756	\$114,732.72	UNPAID
06-26-302-013	G B Property	\$363,992	\$33,362.56	PAID
06-26-302-012	GB Property Management	\$1,435,984	\$131,618.56	PAID
06-26-302-014	Rajabali Properties LL	\$596,820	\$54,701.09	PAID
06-26-304-004	SEM Vanderbilt LLC	\$423,276	\$41,503.71	PAID
06-26-304-003	SEM Vanderbilt LLC	\$260,756	\$26,455.09	PAID
06-26-304-002	SEM Vanderbilt LLC	\$120,280	\$11,243.45	PAID
06-35-100-051	Crest Motel	\$401,009	\$31,609.71	PAID
06-35-100-048	Popat Radadia	\$88,660	\$3,256.58	PAID
06-35-100-022	Villa Street LLC	\$178,010	\$6,526.40	PAID
06-25-100-023	Bernard E Cavitt	\$240,550	\$8,812.29	PAID
06-35-100-066	Lake/Park Bartlett, LL	\$423,520	\$15,527.44	PAID
06-35-100-065	N/A	N/A	Exempt	
06-35-100-003	Northwest Enterprises	\$326,320	\$11,963.86	PAID
06-35-100-053	Northwest Enterprises	\$550,050	\$20,166.44	PAID

FUTURE LAND USE PLAN

Proposed Lake St. TIF

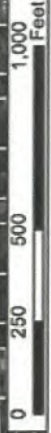


- | | | | |
|--|---|--|--------------------------|
| | Estate Residential
(0-2 du/net acre) | | Village Center Mixed Use |
| | Suburban Residential
(2-5 du/net acre) | | Mixed Use Business Park |
| | Village Center Residential
(5-7 du/net acre) | | Industrial |
| | Attached Residential - Low Density
(5-8 du/net acre) | | Municipal/Institutional |
| | Attached Residential - Medium Density
(8-14 du/net acre) | | Open Space/Recreation |
| | Attached Residential - High Density
(14-34 du/net acre) | | Utility |
| | Commercial | | Proposed Road |
| | Office | | |

06-27-2003

06-27-2003
304-003

06-35-2003



Memorandum

To: Scott Skrycki, Assistant Village Administrator
From: Sam Hughes, Sr. Management Analyst
Kristy Stone, PDS Director
Date: November 1, 2023
Re: Video Gaming Discussion

In response to the Village Board's concerns regarding the number of establishments with video gaming as the primary focus of the business, staff researched how other municipalities differentiate between types of establishments with video gaming. At this time, the village has 20 businesses with active video gaming. 10 of those businesses have a full Class A liquor license which allows for the sale of beer, wine and liquor. Nine other businesses hold a Class B license which allows for the sale of beer and wine only. The last gaming establishment is the True North truck stop. There are also three businesses that are waiting on their state gaming license approval, including On the Rocks by Bobby, The Boss's Signature and Orchard gaming which will have a class A, F, and B respectively.

Currently, the Village allows truck stops and any restaurant that holds a Class A, A ext., B, F and Q license to apply for a video gaming license with the state. Our current licensing system has no ability to restrict a business from applying for gaming once they have received a liquor license, nor does it include any restrictions to prevent a business that originally had a full restaurant/bar operation to change its concept, limit food selections, and be converted into a café. In order to curtail the expansion of video gaming under the Village's current regulations, the Village must limit the number of pour licenses all together. After consulting the village attorney and researching our neighboring communities, staff has outlined some recommendations the village board can consider to regulate video gaming generally and help provide clear guidelines on what would be considered a café versus a restaurant.

Other municipalities have updated their liquor license regulations to differentiate between a restaurant that has video gaming as an ancillary use and video gaming cafes in which gaming is the primary activity. A combination of the factors below have been used in determining if the use is a restaurant with gaming or a gaming café:

1. Type of alcohol served (beer and wine vs. full service)
2. Seating capacity
3. Commercial kitchen w/fire suppression hood
4. Where food orders are taken (at the table vs. at a counter/bar)
5. Square footage
6. Number of menu items offered
7. Buffer from other gaming locations

PDS staff has reviewed the floor plans for all food establishments that currently hold or have applied for video gaming licenses and has prepared the attached chart using some of the categories above. Please note

that the restrictions adopted for video gaming cafes by other communities are part of their licensing classification and did not require a text amendment to the Zoning Ordinance.

Recommendation:

Amend Existing Liquor Licenses and Introduce Add-On Licenses for Video Gaming Cafes and Restaurants.

- A. Designate Permissible Liquor License Classes: This would amend our Village's liquor license regulations to designate which classes of liquor licenses are allowed to have video gaming as an add-on license. Staff would anticipate including Class A, A Ext., B, F and Q licenses.
- B. Create an "Add-On" License for Restaurants: Staff would suggest creating an "add-on" license for businesses not considered "cafes." By doing so, if the village board wanted to limit gaming at any time in the future, they could still grant a restaurant a liquor license, but they would not be allowed to apply for video gaming without this add-on license.
- C. Create an "Add-On" License for Cafes: A second "Add-On" license for gaming cafés would include separate additional restrictions that would apply to more of a "café" concept. Schaumburg and Carol Stream use the seven items listed on the first page to help determine what is considered a café.
- D. Grandfathering Existing Locations: Under this option, all existing locations with video gaming would receive the "add-on" license. We would require existing establishments with video gaming to obtain the "add-on" license upon their next license renewal. As we do with our A, A ext., B, F and Q licenses, we would set a cap on the number of "add-on" video gaming licenses at the current number of establishments with video gaming, providing the Village Board with a mechanism to directly limit video gaming throughout the Village in the future. This approach would allow us to issue new liquor licenses for restaurants, bars, etc., without automatically allowing for the potential of more video gaming.

As part of creating an add-on license for both restaurants and cafes, they both must be defined. The chart below shows what Carol Stream and Schaumburg review to determine if the business should be considered a gaming café and it also includes minimum requirements they must meet and maintain.

Category	Schaumburg	Carol Stream
Type of alcohol service	Full service	Beer and wine
Minimum seats required	30	20
Commercial Kitchen w/fire suppression hood required	No	No
Ordering location	At a table, wait staff required to provide service.	At a table, wait staff required to provide service.
Square foot minimum	2,000 Sq.ft.	1,200 Sq.ft.
Hot/cold menu items required	12	20
Distance from other establishments	1,500' from ANY establishment with video gaming.	1,500' from any other gaming CAFÉ.

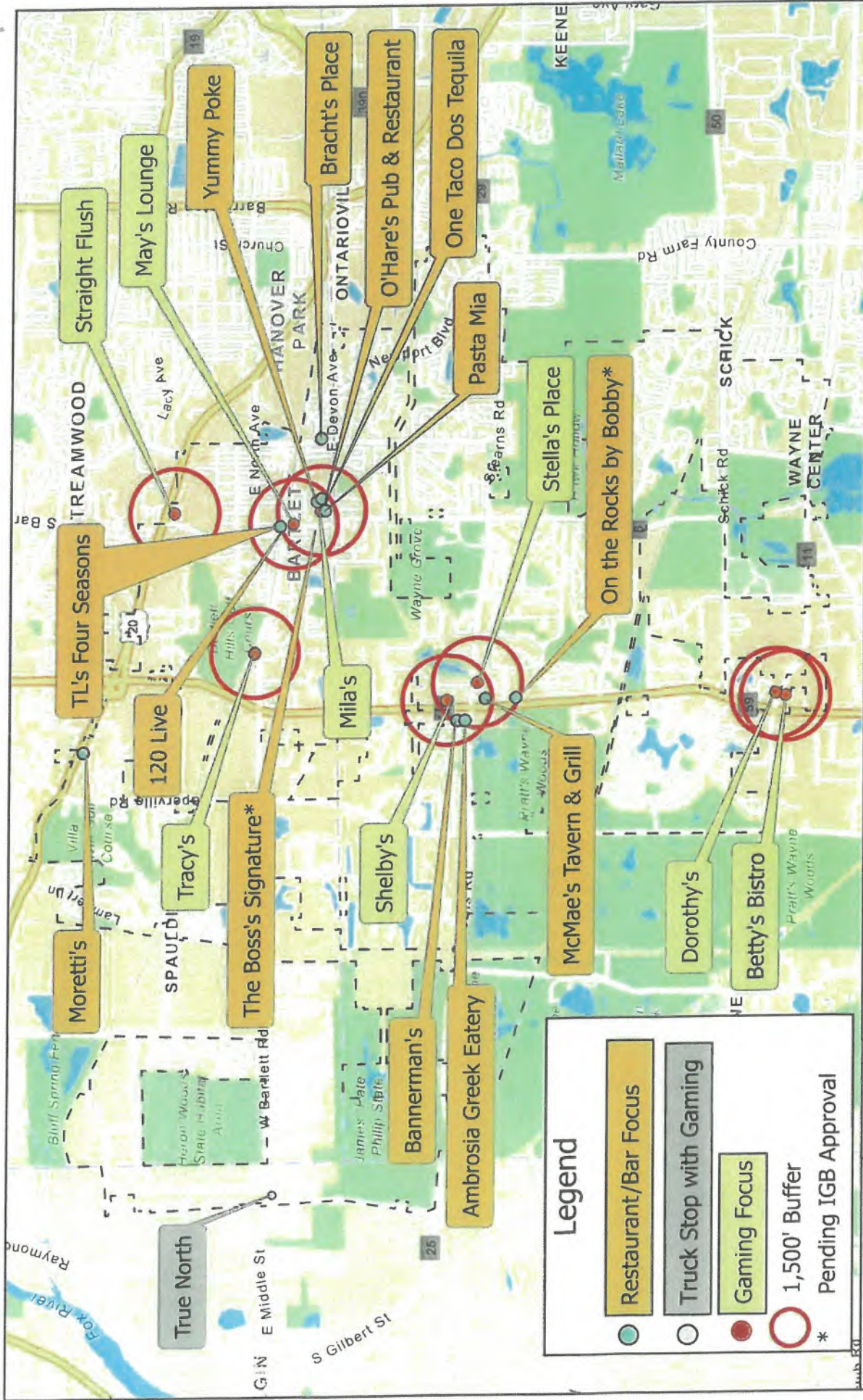
When defining a café for the add-on license, staff would ensure that it was broad enough to encompass our current cafés in that definition. Additionally, a general definition of what would be considered a restaurant would be outlined.

Staff is looking for feedback on the recommendation of creating separate add-on licenses for restaurants and gaming cafés and any specific requirements regarding the definition of a café or buffer zones for gaming establishments.

Establishment Name	Address	Liquor License Class	Alcohol Served	Primary Advertised Use**	Seating Capacity	Commercial Kitchen w/hood	Food Order Location	Square Footage
120 Live	120 W Bartlett Ave	A	Full Service	Restaurant/Bar	55	Yes	Table	3300
Bannerman's (Friedman)	858 S IL Route 59	A	Full Service	Restaurant/Bar	200	Yes	Table	12500
Bracht's Place	363 S Prospect Ave	A	Full Service	Restaurant/Bar	50	No	Bar/Counter	2700
McMae's Tavern and Grill	913 S IL Route 59	A	Full Service	Restaurant/Bar	60	Yes	Table	2800
Moretti's	1175 W Lake Street	A	Full Service	Restaurant/Bar	300	Yes	Table	22000
O'Hare Pub and Restaurant	391 Bartlett Plaza	A	Full Service	Restaurant/Bar	120	Yes	Table	5000
On the Rocks by Bobby*	997 S IL Route 59	A	Full Service	Restaurant/Bar	40	Yes	Table	3300
One Taco Dos Tequila	274 E Devon Ave	A	Full Service	Restaurant/Bar	200	Yes	Table	3700
Pasta Mia	116 Bartlett Plaza	A	Full Service	Restaurant/Bar	85	Yes	Table	3800
TL's Four Seasons	110 W Bartlett Ave	A	Full Service	Restaurant/Bar	95	Yes	Table	4200
Tracy's	778 W Bartlett Road	A	Beer/Wine Only	Video Gaming	50	Yes	Counter	1400
Ambrosia Greek Eatery	892 S IL Route 59	B	Beer/Wine Only	Restaurant/Bar	85	Yes	Counter	2750
Orchards Gaming*	978 S. Bartlett Rd.	B	Beer/Wine Only	Video Gaming	18	No	Counter	1,200
Betty's Bistro	1075 W Army Trail	B	Beer/Wine Only	Video Gaming	15	No	Counter	1500
Dorothy's	1060 W Army Trail Rd	B	Beer/Wine Only	Video Gaming	24	No	Counter	1600
May's Lounge	211 S Main Street	B	Beer/Wine Only	Video Gaming	17	No	Counter	1500
Mila's	128 Bartlett Plaza	B	Beer/Wine Only	Video Gaming	13	No	Counter	1250
Shelby's	801 S IL Route 59	B	Beer/Wine Only	Video Gaming	36	No	Counter	2500
Stella's Place	1015 W Stearns Road	B	Beer/Wine Only	Video Gaming	28	No	Counter	1330
Straight Flush	143 E Lake Street	B	Beer/Wine Only	Video Gaming	35	No	Bar/Counter	2300
Yummy Poke	164 Bartlett Plaza	B	Beer/Wine Only	Restaurant/Bar	12	No	Counter	1200
True North Trucking LLC	2345 W Bartlett Rd	C EXT.	N/A	Truck Stop	N/A	N/A	N/A	5300
The Boss's Signature*	326 S Main St	F	Full Service	Restaurant/Bar	90	Yes	Table	2400

*Pending IGB Approval as of August Video Gaming Report from IGB

** Based on website and social media posts



Legend

- Restaurant/Bar Focus
- Truck Stop with Gaming
- Gaming Focus
- 1,500' Buffer
- * Pending IGB Approval



Establishments with Video Gaming

