



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
November 07, 2023**

CALL TO ORDER

President Wallace called the Committee of the Whole meeting of November 7, 2023 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:47 p.m.

ROLL CALL

PRESENT: Chairmen Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski, President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Sr. Management Analyst Samuel Hughes, Management Analyst Joey Dienberg, Finance Director Todd Dowden, Public Works Director Dan Dinges, Village Engineer Bob Allen, Civil Engineer Nick Talarico, Planning and Development Director Kristy Stone, Grounds Superintendent Matt Giermak, Deputy Chief Rob Sweeney, Village Attorney Kurt Asprooth and Village Clerk Lorna Giles.

TOWN HALL: None

**COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN
GANDSEY**
Lake Street TIF Discussion

Chairman Gandsey introduced the item.

Lee Brown from Teske Associates presented an update/PowerPoint on the Lake Street TIF.

President Wallace asked what happened with the EAV in 2019.

Mr. Brown stated that the area itself had a 36% increase, which was probably related to one individual property being upgraded.

Planning and Development Director Services Kristy Stone stated that it would have been Dunkin'.

President Wallace asked about the EAV numbers.

Mr. Brown clarified where the dollar amounts for the EAV were.

President Wallace asked about Area K on the map and what used to be there.

Ms. Stone stated that it used to be Spaulding Movers.



VILLAGE OF BARTLETT COMMITTEE MINUTES November 07, 2023

President Wallace asked about the Hanover Park TIF off Route 20. He thought that would be a good example to see how long it took them to build that out and what the EAV was when they started and what it is now.

Mr. Brown stated we can get that.

President Wallace stated the townhomes started first, and he doesn't think the Starbucks has been there too long.

Chairman LaPorte asked if mixed-use could be added to the formula. If you are running a stand-alone bar in Cook County, you will get beat up, but if you have an apartment upstairs, the taxes will be much less.

Mr. Brown stated this is not zoning, so the map we will include in the redevelopment plan will not be zoning, but we will make it as flexible as possible. We are seeing difficulty with vertical mixed-use, but site mixed-use with a commercial site next to a commercial site is easier for a developer to make money on.

Chairman LaPorte stated that you are seeing buildings in the Fulton Market area with office, retail, apartments, etc.

Chairman Gunsteen stated the whole thing hinges on the state giving up that property.

President Wallace asked if we ever found out if Tom's is leasing from IDOT.

Village Administrator Paula Schumacher stated we believe they are. She added that IDOT told us this week they will have a response to our request to vacate that property, in January.

Ms. Stone added going back to the question about Hanover Park's TIF, the first tax year was 2002, which generated \$233,305 in revenue the first year. So far, in total revenue, it has earned \$22 million dollars.

President Wallace stated this area is almost identical as far as car counts and types of businesses it would attract, etc.

Chairman Gandsey asked about the next steps.

Mr. Brown stated we want to pace ourselves as the property owners move forward with the annexation. At the same time, we have to prepare that redevelopment plan that goes to the public hearing. In January, if this continues on the track we are hoping, we would come back with a resolution that says this would be the public hearing date. Until we have a date, all the dates for the Joint Review Board, etc., are planned from that date forward.



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
November 07, 2023**

LICENSE AND ORDINANCE COMMITTEE, CHAIRMAN HOPKINS
Video Gaming Class Discussion

Chairman Hopkins introduced the item.

Sr. Management Analyst Samuel Hughes stated we are looking to get the board's view on whether we want to move forward with increasing the restrictions on video gaming or just make some small adjustments to our current system.

President Wallace expressed confusion about the desired direction when reviewing the memo with various options. At one point, there was a leaning towards kitchen size, but he believed that idea had been set aside.

Ms. Schumacher stated she thought a lot of criteria other towns use are mushy and pretty easy to sidestep. The menu could change for example and one of the issues the board has expressed, the buffer from other gaming locations is a pretty straight forward regulation. The add-on license really does give you more flexibility as well. That is a way to get at the increase control the board was looking for. Establishing some less subjective criteria like the seating capacity and square footage may be a little more concrete.

Village Attorney Kurt Asprooth stated the add-on license would give the village board the ability to set a maximum number of establishments that are going to have video gaming. You can still increase the number of liquor licenses without gaming, so it is a way to curtail the expansion of gaming. You will always have the right to increase the number of add-on licenses as well. If we think we can stomach more video gaming, we can increase the number of video gaming licenses for restaurants, while not increasing the number of licenses for gaming café's.

President Wallace favored both buffering and the add-on license, especially to prevent excessive gaming proximity.

Chairman Gandsey stated right now the state limits shopping centers to 50% capacity for gaming, but if we had a buffer that would reduce that.

Chairman Gunsteen stated he reached out to one of the gaming providers and they have seen a reduction in traffic and revenue regarding gaming cafes because a lot of these people that are opening these cafes are realizing people do not just walk in when there are so many other places. They are looking for ways to reinvent themselves be it with food, like a hotdog stand, full restaurant or making it a bar atmosphere etc. It is self-regulating, so if a person is going to put up \$150,000-\$200,000 for a gaming business and he is not making it, then those games get pulled. They have a certain threshold they must produce.



VILLAGE OF BARTLETT COMMITTEE MINUTES November 07, 2023

Chairman LaPorte stated on the flipside, we don't have a lot of vacancy right now. They are paying rent to the landlord and the space is not vacant, so whether people patronize it or not is a different story.

President Wallace asked if we could use the add-on as a tool to buffer.

Mr. Asprooth stated the add-on license would mean any new establishment coming in would need to comply with those buffers so everything we have now would stay the same, but if there was a new location coming in, they would need to comply with those buffers.

Chairman Suwanski asked if it would be any gaming terminals or just a restaurant.

Mr. Asprooth stated you could decide to buffer it from any other café or from any restaurant with gaming.

President Wallace stated we would need to create a new ordinance on what other communities do to define a café. If we did want to create those add-on licenses, we would have a café license then a general video gaming license.

Chairman Gandsey asked if Schaumburg or Carol Stream implemented this before or after gaming.

Mr. Hughes stated Schaumburg originally did not allow gaming until 2019 so they did not have anything at the time and limited it to 5 gaming cafes under the definition they provided. Carol Stream was in 2022 and there was after the fact, so they already had establishments.

Chairman Gandsey asked if they had any information on what it did or the impact.

Mr. Hughes stated they created the limit based on how many gaming cafes they already had. They have two more that have applied, right now they are maxed out, but they can make the choice to add more licenses if they wish.

Chairman Suwanski stated looking at May's from the outside, there doesn't appear to be much of a buffer hiding the games from the windows.

Chairman Gunsteen stated it is just a standard build out. In his opinion, if you want to stop gaming café's from coming in, you must require a kitchen with a menu. They want to do a cheap build out and start making money. That also pushes the need we have for hotdog stands etc. and if the business fails, we have kitchen units available. I can tell you that if it was required, Wee Dee's would not have gotten rid of their food, they would have maintained that.

Chairman Deyne stated on this list, there are at least a half dozen that do not have kitchens.



VILLAGE OF BARTLETT COMMITTEE MINUTES November 07, 2023

Chairman Gunsteen stated that is the other side of the coin. He believes it is self-regulating, but if we want to see different types of businesses come in and we can require a full kitchen, then this might be an option.

President Wallace stated instead of requiring a kitchen, maybe we can do that with the add on license. Maybe that is the first step where we can decide to give them an add-on or not.

Chairman Gandsey agreed.

President Wallace stated if someone comes in with a great brick oven pizza and everyone loves it, but it doesn't have a commercial kitchen and they want a license down the road and its small enough, that might hinder them.

Chairman Gunsteen stated gaming takes a lot of the risk out.

Chairman Deyne stated he doesn't want to discourage anyone from opening a business in town and we generate revenue from them.

Chairman Suwanski stated if they have to have a commercial kitchen, does it have to have a menu or just the kitchen.

President Wallace stated he is not a fan of the commercial kitchen idea because there are a lot fewer places you could do that in strip malls because of the venting and everything else, but he is a fan of the add-on license. It gives us more control without being too restrictive.

Chairman Gandsey stated even if it is self-regulating and it takes 5 years to self-regulate, she would hate to miss out on good businesses that want to move in.

President Wallace agreed and stated if this TIF on Lake Street goes through, we have to think if we want a bunch of gaming places along that corridor.

The board suggested moving forward with the add-on license and buffering.

Chairman Deyne moved to adjourn the Committee of the Whole meeting and that motion was seconded by Chairman LaPorte.



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
November 07, 2023**

ROLL CALL VOTE TO ADJOURN

PRESENT: Chairmen Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 8:28 p.m.

Samuel Hughes
Deputy Village Clerk