



COMMITTEE OF THE WHOLE MEETING
MONDAY, SEPTEMBER 18, 2023
(Immediately following the Village Board Meeting)

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

1. Liquor License for Hidden Beauty Salon
2. Special Use: Banquet Hall
3. Road Program Presentation
4. Public Works Building Schematic Design Presentation
5. Video Gaming

EXECUTIVE SESSION

1. Property Acquisition
2. Personnel #1
3. Personnel #2

ADJOURN

Initials: SB

**VILLAGE OF NORTH AURORA
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, BUSINESS AND ADMINISTRATIVE SERVICES MANAGER
SUBJECT: INCREASE NUMBER OF CLASS L-1 LIQUOR LICENSES FOR HIDDEN BEAUTY SALON
AGENDA: SEPTEMBER 18, 2023 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

The owner of Hidden Beauty Salon, 110 John Street, is applying for a Class L-1 Salon Liquor License for the retail sale of liquor for consumption on the premises of the business selling salon, hairdresser, beautician, manicure, pedicure and/or barbershop services and products. Under the Class L-1 License, alcohol can only be sold in conjunction with the sale of salon services and consumed in the area of the business devoted to salon, hairdresser, beautician, manicure, pedicure and/or barbershop services.

There are currently no Class L-1 liquor licenses issued.

Whitney Foster has completed a liquor license application on behalf of Hidden Beauty for the Class L-1 Liquor License. Whitney has not yet completed the required background check; as such, the license would not be issued until the background check is successfully completed.



VILLAGE OF NORTH AURORA
LIQUOR LICENSE APPLICATION

Customer No. _____

APPLICATION DATE: 08-13-2023

Application for a CLASS L-1 Liquor License

The undersigned applicant hereby applies for a Liquor License to sell alcoholic liquor, and/or beer and wine in the Village of North Aurora pursuant to the provisions of Title 5, Chapter 5.08 "Alcoholic Beverage Sales" of the North Aurora Municipal Code. For the purpose of securing said license, this application is made under oath and the facts set forth herein are true and correct:

Please check one: ☐ New Business ☒ New Owner/Existing Business ☐ New Manager

Type of Ownership: ☐ Corporation ☒ LLC ☐ Sole Proprietor ☐ Partnership ☐ Other _____

Type of Business: ☐ Liquor Store ☐ Supermarket ☐ Restaurant ☐ Drug Store ☒ Spa/Salon
☐ Convenience ☐ Gas Station ☐ Brewpub ☐ Craft Brewery ☐ Bar/Tavern Other: _____

If you selected restaurant, brewpub, craft brewery, or bar/tavern, your business will be required to present your business plan and floor layout to the Village Board at a Committee of the Whole meeting before a subsequent Village Board meeting where increase in the number of liquor licenses available for your application may be approved. Check the box to indicate you have read and understand this obligation. ☒

Business Name: Hidden Beauty Salon

Business Address: 110 John St. North Aurora IL 60542
Street address City State Zip

Mailing Address (if different from above): _____

Business Phone: 630-486-3555 Business Fax: _____

Website: www.hbsalonnorthaurora.com Email Address: Whitneylove247@gmail.com

Will your establishment be pursuing Video Gaming at the time of this application? Yes ☐ No ☒

Please note, Video Gaming must be approved as a supplemental license by the Village Board. This can be done in conjunction with the initial application or at a future time and will require a floor plan and description of the business.

Please describe your business plan in detail below:

Our mission is to provide an exceptional beauty experience that empowers woman to embrace their unique style and radiate confidence. We strive to create a warm and welcoming safe place where our clients can relax and unwind while receiving personalized hair and nail services from our skilled licensed professionals. For example, clients receiving a beauty service may purchase wine, champagne or spritzers while they are being pampered.

Floor Plan Attached ☒

The Floor Plan must include the total square footage of the establishment, a detailed layout of the proposed kitchen and the total square footage of the dining room and video gaming areas. Please note, for the purposes of video gaming the building is required to provide a minimum dining/video gaming area for 50 occupants using the formula of 1 occupant per 15 square feet. If your floor plan is unable to meet this minimum requirement video gaming will not be considered.

Entrance
Exit

2,224 Sq ft.

No Alcohol
beyond this
point

OFFICE

SHAMPOO
BOWLS

2 INCH
UNDER FLOOR
SANITARY COVER
FROM PREVIOUS STAGE

Salon floor

Reception desk

BREAK ROOM

No Alcohol
beyond this
point

Supply room

FORMER
BATHROOM

BATHROOM

Back Door Exit

BATHROOM NO LONGER NEEDED

2
↑

VILLAGE OF NORTH AURORA BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: NATHAN DARGA, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: 1167 OAK STREET SPECIAL USE FOR A BANQUET HALL
AGENDA: SEPTEMBER 18, 2023 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

Sage event studio is proposing a banquet hall at the subject property located in the B-2 General Business District Planned Unit Development, known as Randall Commons. A banquet hall is classified as a special use in the B-2 district. The subject property is currently improved with a multi-use commercial strip center that includes a beauty salon, fitness center, insurance office, restaurant, and tattoo parlor. Sage event studio would utilize the westernmost end unit of the strip center, which is approximately 1,800 square feet.



The indoor space for the proposed address is currently vacant and unimproved. The proposed floor plan shows an open floor space, storage closet, two restrooms, and a prep/warming kitchen. There will not be a full commercial kitchen. The banquet hall use would host small events up to 100 people. Events would be catered and may use food trucks as an alternative food option. Some events the banquet hall would target include small weddings, birthday parties, baby showers, art and craft events, retirement parties, etc. The banquet hall would offer space for live entertainment, which would consist of deejays, musicians, and vocalists and would provide high quality av equipment and wi-fi-access on site. The petitioner is not looking for a liquor license for the space at this time and shared that security staff would be required for all events regardless of type and/or size.

Hours of Operation

The anticipated hours of operation for the banquet hall would be 7:00 a.m. to 11:00 p.m., Sunday through Thursday with the event ending at 10:00 p.m. and the premises vacated by 11:00 p.m. and 7:00 a.m. to 12:00 a.m., Friday and Saturday with the event ending at 11:30 p.m. and the premises vacated by 12:30 a.m.

Parking

The banquet hall use requires 1 off-street parking space per 60 square feet gross floor area of public use area (indoor area only). According to the petitioner, the facility would include a max of 100 people on site at a time with 1 to 2 security staff members on site. As such, the Zoning Ordinance would require a total of 30 parking spaces. The subject property currently provides a total of one hundred fifty-five (155) parking spaces for the commercial strip center.

A public hearing was held before the Plan Commission at their September 5, 2023 meeting. The Plan Commission unanimously recommended approval of Petition #23-04. Staff would like to take this opportunity to solicit feedback from the Village Board on Petition #23-04. Staff has included the draft meeting minutes and packet from the September 5, 2023 Plan Commission meeting in order to provide additional context. Also included is a draft Ordinance.



VILLAGE OF
NORTH
AURORA

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VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS

Ordinance No. _____

**ORDINANCE APPROVING A SPECIAL USE TO ALLOW A BANQUET HALL IN THE B-2
GENERAL BUSINESS DISTRICT FOR THE PROPERTY LOCATED AT 1167 OAK STREET,
NORTH AURORA, ILLINOIS**

Adopted by the
Board of Trustees and President
of the Village of North Aurora
this ____ day of _____, 2023

Published in Pamphlet Form
by authority of the Board of Trustees of the
Village of North Aurora, Kane County, Illinois,
this ____ day of _____, 2023
by _____.

Signed _____

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ORDINANCE NO. _____

**ORDINANCE APPROVING A SPECIAL USE TO ALLOW A BANQUET HALL IN THE B-2
GENERAL BUSINESS DISTRICT FOR THE PROPERTY LOCATED AT 1167 OAK STREET,
NORTH AURORA, ILLINOIS**

(Petition #23-04; 1167 Oak Street)

WHEREAS, the President and Board of Trustees of the Village of North Aurora have heretofore adopted the North Aurora Zoning Ordinance, otherwise known as Title 17 of the Code of North Aurora, Illinois (the “Code”); and,

WHEREAS, an application has been filed by Tiffany Nesbitt (the “Applicant”) requesting approval of a special use pursuant to Title 17, Chapter 8 of the North Aurora Zoning Ordinance to allow for a Banquet Hall for the property located at 1167 Oak Street, North Aurora, Illinois (the “Property”) in the B-2 General Business District; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of North Aurora Plan Commission on September 5, 2023, pursuant legal notice as required by State law and the Code; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the special use described herein; and,

WHEREAS, the President and Board of Trustees determine that the findings and recommendations of the Plan Commission are reasonable and appropriate and that the approval of the requested special use for the Subject Property is consistent with the criteria for special use approval and is in the best interest of the Village.

NOW, THEREFORE, be it ordained by the President and Board of Trustees of the Village of North Aurora, Kane County, Illinois, as follows:

SECTION 1: The recitals set forth above are incorporated in this Ordinance as material finding of the President and the Board of Trustees.

SECTION 2: The application for special use for a Banquet Hall is hereby approved for the Property.

SECTION 3: That this Ordinance is limited and restricted to the Applicant and shall not be transferred to any other party. This Ordinance is further limited and restricted to the property located at 1167 Oak Street, North Aurora, Illinois and legally described as follows:

PARCEL ONE:

LOT 5 OF RANDALL COMMONS SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 2004 AS DOCUMENT NO. 2004K031407 IN THE VILLAGE OF NORTH AURORA, KANE COUNTY,

ILLINOIS.
PIN: 15-05-134-001

SECTION 4: Each and every provision of this Ordinance is severable from each and every other provision of this Ordinance; and if any provision of this Ordinance is deemed invalid and/or unenforceable, such provision shall be deemed severed from this Ordinance, leaving each and every other provision in this Ordinance in full force and effect.

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this _____ day of _____, 2023, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this _____ day of _____, 2023, A.D.

Jason Christiansen _____

Laura Curtis _____

Mark Guethle _____

Michael Lowery _____

Todd Niedzwiedz _____

Carolyn Bird Salazar _____

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this _____ day of _____, 2023, A.D.

Mark Gaffino, Village President

ATTEST:

Jessi Watkins, Village Clerk

**VILLAGE OF NORTH AURORA
PLAN COMMISSION MEETING MINUTES
SEPTEMBER 5, 2023**

CALL TO ORDER

Chairman Mike Brackett called the meeting to order at 7:05pm.

ROLL CALL

In attendance: Commissioners Anna Tuohy, Mark Bozik, Scott Branson, and Tom Lenkart.

Not in attendance: Commissioners Aaron Anderson, Alex Negro, Doug Botkin, and Richard Newell.

Staff in attendance: Community Development Director Nathan Darga and Planner David Hansen

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated August 1, 2023

Motion for approval was made by Commissioner Lenkart and seconded by Commissioner Tuohy. All in favor. **Motion approved.**

PUBLIC HEARING

Motion to open the public hearing was made by Commissioner Bozik and seconded by Commissioner Tuohy. All in favor. **Motion approved.**

1. **Petition #23-04:** The petitioner, Tiffany Nesbitt, requests a Special Use to allow a Banquet Hall on the property located at 1167 Oak Street in North Aurora, Illinois.

Planner David Hansen introduced Petition 23-04. Hansen stated 1167 Oak Street is Lot 5 in the Randall Common Subdivision, which is a planned unit development. The subject property is located in the B-2 General Business District. A Banquet Hall use is classified as a special use in the B-2 District. Hansen shared the subject property is improved with a multi-use commercial strip center that includes a beauty salon, fitness center, insurance office, restaurant and tattoo parlor. The name of the proposed business would be Sage Event Studio and would utilize the westernmost of the strip center, which is approximately 1,800 square feet.

Hansen added the indoor space is currently vacant and unimproved and would require a build out permit. The proposed floor plan, as shown in the PowerPoint on the screen, shows an open floor space, storage closet, two restrooms, and a prep/warming kitchen. There will not be a commercial kitchen. Events would be catered and may use food trucks as an alternative food option. Hansen shared that the banquet hall use would host small events up to 100 people. The hour of operation would be Sunday through Thursday 7:00am through 11:00pm and Friday and Saturday 7:00am through 12:00am. Parking for the banquet hall would require approximately thirty (30) parking

spaces. The property currently provides one hundred and fifty-five (155) parking spaces for the commercial strip center. Staff finds the information presented and submitted meets the Standards for Special Uses and would recommend approval of Petition 23-04. Hansen mentioned the petitioner, Tiffany Nesbitt, is here tonight to answer any questions.

The petitioner, Tiffany Nesbitt, introduced herself and her husband Kendall. Nesbitt mentioned her family has about 20 years of experience in the entertainment business and Kendall is a professional musician and band leader for one of the top entertainment companies in the Chicagoland and Midwest area. Nesbitt shared she has been in the hospitality business for about 20 years and has worked for Disney and Royal Caribbean. Nesbitt said her family has been doing events on the go and are looking for a physical location to work out of and is a big fan of the area.

Chairman Mike Brackett asked about the number of parking spots for the site and if the commercial center could handle this type of use. Community Development Director Nathan Darga said the other current uses require very few parking spaces and the parking lot should have plenty of spaces available especially on westernmost portion of the site where the business would be going. Commissioner Anna Tuohy asked about parking spaces availability and if the proposed site is vacant. Darga confirmed parking spaces should be adequate and the space is currently vacant.

Commissioner Tom Lenkart asked if alcohol will be permitted. Nesbitt said they are not pursuing an alcohol license at this time and the plan is to do celebrations, which include baby showers, children birthday parties, etc. However, if the demand is there in future we may pursue a liquor license at that time, but do not plan to serve alcohol at this point in time. Commissioner Lenkart asked what happens if they bring their own (BYO) alcohol. Darga said the Village does not have a BYO liquor license at this time, but the Village does have liquor licenses for special events and restaurants. Darga added if they were to pursue a liquor license in the future, they would need to talk to the liquor commissioner, which is the mayor, and then we may need to invent a new liquor license category for BYO or banquet hall use at that time.

Commissioner Lenkart said his concern is if someone else brings alcohol to the site, would the owner be liable if something happened. Darga said this would be like any other regular enforcement under the law. If there was an alcohol or some other complaint, the Village would follow up on the complaint. Nesbitt mentioned this is something they have discussed, and this topic is on our radar since we understand when people celebrate, they tend to like to drink.

Commissioner Tuohy asked if they could hire a bartender to come in and serve. Darga said that would not be allowed since a liquor license would still be required. Commissioner Lenkart asked about the kitchen space and if there are rules for food trucks. Nesbitt said the space will be used as a warming kitchen. Each caterer would be required to be a licensed caterer and no cooking would be allowed on the premises since that would require commercial hoods and open flames. The sink and fridge would be there to store food and wash their hands for sanitation purposes. Darga added there are food truck standards the Village have adopted, and any business would be required to follow that. Commissioner Lenkart asked if there is an area for coats. Nesbitt said that's a valid point and rolling carts were the idea, but we will think about if a designated area or coat closet would be better as we are building out the space.

Commissioner Scott Branson had no questions, but added the concept looks great and wished them all the best. Commissioner Mark Bozik had no questions, but only concern would be food trucks taking up parking spaces, but even if they did it looks like the site has ample parking to handle it. Darga added the site plan shows parking on the western side of the building and would take up a few parking spaces over there and would be facing westward towards the pond. Commissioner Lenkart asked about the number of doors on site. Commissioner Bozik said it looks like there are two doors, one on the front end and one on the back end of building, with direct access. Commissioner Bozik asked what the occupancy capacity would be. Nesbitt said they can fit about 80 people banquet style and 173 if it were standing theater style. Commissioner Bozik asked what the time frame was to open. Nesbitt said it looks about five months, but the hope is to have the site open beginning of 2024 if possible.

Motion to close the public hearing was made by Commissioner Lenkart and seconded by Commissioner Bozik. All in favor. **Motion approved.**

NEW BUSINESS

1. **Petition #23-04:** The petitioner, Tiffany Nesbitt, requests a Special Use to allow a Banquet Hall on the property located at 1167 Oak Street in North Aurora, Illinois.

Motion for approval of a Special Use for a Banquet Hall at 1167 Oak Street was made by Commissioner Lenkart and seconded by Commissioner Tuohy. Vote: Bozik – Yes, Branson – Yes, Lenkart – Yes, Tuohy – Yes, Brackett - Yes. **Motion approved.**

OLD BUSINESS – None

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

Community Development Director Nathan Darga mentioned the permit for the Riverfront Ram dealership is getting close to being issued. Darga added the warehouse permits for OPUS Building C and Park 88 by Tinseltown have been issued and are both projects are under construction. Darga shared a new restaurant called Crave is looking to locate in the same strip center as Brother Chimp. The concept would include a pour wall, restaurant seating, and axe throwing. Darga also shared another group has reached out to us regarding a Billiard Hall concept, which is targeting space in Clocktower Plaza. Darga said entertainment uses have been a lot of the inquiries lately while brand-new construction has been mostly silent.

Darga also shared Lot 2 in Orchard Acres, the lot between Taco Bell and Verilife, has submitted a permit, but it has not been issued. Verilife also hasn't picked up their permit for build out yet, which may be due to the KDOT impact fee being much higher than anticipated. Fortunato is still waiting on steel and last update was few weeks ago and steel is supposedly being fabricated and hopefully arrive soon. Randall Terrace Apartments have the infrastructure in but are still waiting to go vertical. Darga shared financing is currently tough with commercial interest rate being over 9% and residential rates over 7%. However residential single-family permits have remained strong with Moose Lake and other subdivision being built out. Darga added October's Plan Commission

agenda currently has no cases, but we may bring some text amendments forward if we can complete them in time.

ADJOURNMENT

Motion to adjourn made by Commissioner Bozik and seconded by Commissioner Tuohy. All in favor. **Motion approved.**

Respectfully Submitted,

David Hansen
Planner

DRAFT

**STAFF REPORT TO THE VILLAGE OF NORTH AURORA PLANNING COMMISSION
FROM: NATHAN DARGA, COMMUNITY DEVELOPMENT DIRECTOR**

GENERAL INFORMATION

Meeting Date: September 5, 2023

Petition Number: 23-04

Petitioner: Tiffany Nesbitt

Request: Special use to allow a Banquet Hall

Location: 1167 Oak Street (Lot 5 in Randall Commons Subdivision)

Parcel Number: 15-05-134-001

Property Size: 3.367 acres



Current Zoning: B-2 General Business District Planned Unit Development

Contiguous Zoning: B-2 General Business District (East), B-2 General Business District (West), Unincorporated Kane County (North), B-2 General Business District and R-3 General Residence District (South)

Comprehensive Plan Designation: Local Commercial

PROPOSAL

Sage Event Studio is proposing a banquet hall at the subject property located in the B-2 General Business District Planned Unit Development, known as Randall Commons. A Banquet Hall is classified as a special use in the B-2 District. The subject property is currently improved with a multi-use commercial strip center that includes a beauty salon, fitness center, insurance office, restaurant, and tattoo parlor. Sage Event Studio would utilize the westernmost end unit of the strip center, which is approximately 1,800 square feet.

The indoor space for the proposed address is currently vacant and unimproved. The proposed floor plan shows an open floor space, storage closet, two restrooms, and a prep/warming kitchen. There will not be a full commercial kitchen. The banquet hall use would host small events up to 100 people. Events would be catered and may use food trucks as an alternative food option. Some events the banquet hall would target include small weddings, birthday parties, baby showers, art and craft events, retirement parties, etc. The banquet hall would offer space for live entertainment, which would consist of deejays, musicians, and vocalists and would provide high quality AV equipment and Wi-Fi-Access on site. The petitioner is not looking for a liquor license for the space at this time and shared that security staff would be required for all events regardless of type and/or size.

Hours of Operation

The anticipated hours of operation for the banquet hall would be 7:00 a.m. to 11:00 p.m., Sunday through Thursday with the event ending at 10:00 p.m. and the premises vacated by 11:00 p.m. and 7:00 a.m. to 12:00 a.m., Friday and Saturday with the event ending at 11:30 p.m. and the premises vacated by 12:30 a.m.

Parking

The banquet hall use requires 1 off-street parking space per 60 square feet gross floor area of public use area (indoor area only). According to the petitioner, the facility would include a max of 100 people on site at a time with 1 to 2 security staff members on site. As such, the Zoning Ordinance would require a total of 30 parking spaces. The subject property currently provides a total of one hundred fifty-five (155) parking spaces for the commercial strip center.

RECOMMENDATIONS

Staff finds that the information presented meets the Standards for Specials Uses as submitted by the petitioner and the parking standards for a Banquet Hall use as set forth in the Zoning Ordinance. Based on the above considerations, staff recommends approval of Petition #23-04.

APPLICATION FOR SPECIAL USE

VILLAGE OF NORTH AURORA
Board of Trustees
25 East State Street
North Aurora, IL 60542

PETITION NO. 23-01

FILE NAME 1167 Oak St - Benquet Hall

DATE STAMP 8/3/23 7:21 pm

I. APPLICANT AND OWNER DATA

Name of Applicant Tiffany Nesbitt

Applicant Address 26915 Summergrove Drive Plainfield, IL 60585

Applicant Telephone # 630-248-6290

Email Address Tiffany.S.Nesbitt@gmail.com

Property Owner(s) Farhan Harif / GRANT PARK INVESTMENTS

Owner Address 522 Chestnut Street Ste 2B Hinsdale, IL 60521

Owner Telephone # 248 953 1693

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 1167 Oak Street North Aurora, IL 60542

(indicate location if no common address)

Legal Description: Sage Private Event Space

Parcel Size 1800 sq. ft.

Present Use location is currently not in use

(business, manufacturing, residential, etc.)

Present Zoning District Retail - Business (B2)

(Zoning Ordinance Classification)

III. PROPOSED SPECIAL USE

Proposed Special Use Banquet Hall
(Zoning Ordinance Classification)

Code Section that authorizes Special Use _____

Has the present applicant previously sought to rezone or request a special use for the property or any part thereof? no

If so, when? _____ to what district? _____

Describe briefly the type of use and improvement proposed The Event Center/Banquet Hall will provide an innovative and upscale venue for small catered events, not to exceed 75 people, including Chef events, painting or craft events, repasts, retirement ceremonies, baby showers, birthday parties etc. Sage Event Studio will work in conjunction with event professionals to book events for the venue.

What are the existing uses of property within the general area of the Property in question? _____
the proposed space is currently not in use.

To the best of your knowledge, can you affirm that there is a need for the special use at the particular location? (Explain) Because this is considered a special use in the B-2 District, however, we are NOT pursuing a liquor license nor are we proposing a commercial kitchen.

Attach hereto a statement with supporting data that the proposed special use will conform to the following standards:

1. The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.
2. The proposed special use is deemed necessary for the public convenience at that location.
3. The proposed special use does not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.
4. The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.

5. The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.
6. The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.
7. The proposed special use is compatible with development on adjacent or neighboring property.
8. The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.
9. The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.
10. The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.
11. The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.

IV CHECKLIST FOR ATTACHMENTS

The following items are attached here to and made a part hereof:

1. Introduction Letter. Please include information relevant to the proposed use of the property and business operations (hours of operation, number of employees, etc.).
2. Legal Description of the subject property(s).
3. Illinois Land Surveyor's plat of survey.
4. Site Plan illustrating all existing and proposed improvements.
5. Statement and supporting data regarding Standards for Special Uses (above).
6. Filing fee in the amount of \$300.00, if paid by check make payable to the Village of North Aurora.
7. Specified escrow deposit (\$4,000 minimum). May be included with filing fee. Remaining funds refundable upon project completion.
8. Visit the Illinois Department of Natural Resources' website www.dnr.state.il.us and initiate a consultation using DNR's [EcoCat](#) online application.
9. Visit the Kane DuPage Soil and Water Conservation District's website www.kanedupageswcd.org for a Land Use Opinion Application

The Applicant authorizes the Village of North Aurora representatives to enter on to the property to make inspection during the hearing process.

The Applicant is responsible for publishing a legal notice in the newspaper, sending United States mail notices to properties within 250 feet, and posting a sign on the property advertising the public hearing. These shall be in accordance with village Ordinances at the times decided by the Village of North Aurora.

The undersigned hereby agrees to reimburse the Village for all costs of court reporter fees for attendance at and transcript of hearing(s) and other professional service fees for services rendered in connection with this application as defined in Appendix B of the North Aurora Zoning Ordinance. Such reimbursement shall be made promptly upon receipt of invoices from the Village, whether or not this application for special use is approved.

I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.

Applicant or Authorized Agent

Date



Owner

7/5/23

Date

STATE OF ILLINOIS)

) SS

COUNTY OF KANE)

I, _____, being first duly sworn on oath depose
and say that I am trust officer of _____ and that the following are all of the
beneficiaries of the _____.

TRUST OFFICER

SUBSCRIBED AND SWORN TO

Before me this _____ day of _____, 20_____.

A Notary Public in and for such County



Following are the names and addresses of all property owners within 250 feet of the property in questions for which the special use being is being requested.

TAX PARCEL NO.

PROPERTY OWNER

MAILING ADDRESS

I, Tiffany Nesbitt, being first duly sworn on oath certifies that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct.

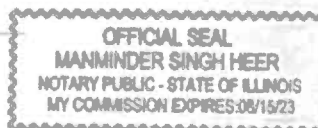
Jiffy Nesbitt
Applicant Signature

Date 8/3/23

SUBSCRIBED AND SWORN TO

Before me this 03 day of August, 2023

Mamunur Raza Khan
Notary Public



Tax Parcel No	Property Owner	Mailing Address
15-05-133-001	RANDALL COMMONS PHASE 2 ASSOCIATION INC	1051 KETTLE AVE STE 200 NORTH AURORA, IL, 60542-2040
15-05-134-002	AUROHARA PROPERTIES LLC BRUMMEL PROPERTIES	58 CHICAGO RD OSWEGO, IL, 60543-8611
15-05-134-003	COA NORTH AURORA LLC	5300 W ATLANTIC AVE UNIT 700 DELRAY BEACH, FL, 33484-8833
15-05-135-003	EXCHANGERIGHT NET LEASED PORTFOLIO 28 DST EXCHANGERIGHT REAL ESTATE LLC	1055 E COLORADO BLVD STE 310 PASADENA, CA, 91106-2374
15-05-135-007	ALDI INC RYAN TAX COMPLIANCE SERVICES LLC	PO BOX 460049 DEPT 501 HOUSTON, TX, 77056-8049
15-05-100-018	NORTH AURORA LAND COMPANY LLC	17 N FIRST ST GENEVA, IL, 60134
15-05-133-004	BALDERRAMA COMMERCIAL REAL ESTATE HOLDINGS INC	1217 OAK ST NORTH AURORA, IL, 60542-2006
15-05-133-005	RANDALL COMMONS LLC	160 N FRANKLIN ST STE 201 CHICAGO, IL, 60606-1869
15-05-133-006	RANDALL COMMONS LLC	160 N FRANKLIN ST STE 201 CHICAGO, IL, 60606-1869
15-05-133-007	ROYAL PROPERTY MANAGEMENT LLC JUN CHEN, MANAGER	916 CENTURY FARM LN NAPERVILLE, IL, 60563-2589
15-05-133-008	SHAUN VARGHESE LLC	1225 OAK ST UNIT A NORTH AURORA, IL, 60542
15-05-133-009	HARDERSEN, TINA	1221 OAK ST NORTH AURORA, IL, 60542-2006
15-05-177-104	SUMLIN, JOE S	101 E VICTORIA CIR NORTH AURORA, IL, 60542-5104
15-05-177-103	WENDT, NATHAN W	103 E VICTORIA CIR NORTH AURORA, IL, 60542-5104
15-05-177-102	DAVIS, MICHAEL L	105 E VICTORIA CIR NORTH AURORA, IL, 60542
15-05-177-101	CHICO, ROBERT	107 E VICTORIA CIR NORTH AURORA, IL, 60542-5104
15-05-177-100	CRUZ, ERNESTINA ALTAMIRANO	109 E VICTORIA CIR NORTH AURORA, IL, 60542-5104
15-05-177-099	STREID, MEGAN E	111 E VICTORIA CIR NORTH AURORA, IL, 60542
15-05-178-054	FUENTES, ALEJANDRO	101 HIDDEN CREEK LN NORTH AURORA, IL, 60542-1152
15-05-178-046	KRAMER, NICHOLAS J	103 HIDDEN CREEK LN NORTH AURORA, IL, 60542-1152
15-05-178-047	WHITCHELO, KELSEY P & TODD E	105 HIDDEN CREEK LN NORTH AURORA, IL, 60542-1152
15-05-178-058	CURRY, HEATHER F	107 HIDDEN CREEK LN NORTH AURORA, IL, 60542-1152
15-05-178-057	IBARDALOZA, BRITTANY	109 HIDDEN CREEK LN NORTH AURORA, IL, 60542-1152
15-05-178-048	AMIRI, ARVIN	111 HIDDEN CREEK LN NORTH AURORA, IL, 60542-1152
15-05-176-006	HAIDER, SYED S & ANEETA	213 E VICTORIA CIR NORTH AURORA, IL, 60542
15-05-176-007	NOVAK, PATRICIA ANN	215 E VICTORIA CIRCLE NORTH AURORA, IL, 60542
15-05-176-008	HOLCH, ANN B DCLRN OF TR, TRUSTEE	1340 CHALLENGE RD BATAVIA, IL, 60510-4501
15-05-176-009	CODY, MATTHEW D & PHILLIPS, JENNIFER R	219 E VICTORIA CIR NORTH AURORA, IL, 60542-1179
15-05-176-122	RAJ, NAVINKUMAR	2444 WYDOWN LN AURORA, IL, 60502-4450
15-05-176-123	MARTINEZ, RICHARD P	215 HIDDEN CREEK LN NORTH AURORA, IL, 60542-1154
15-05-176-124	PARR, VIRGIL	217 HIDDEN CREEK LN NORTH AURORA, IL, 60542
15-05-176-113	GARESCHÉ, MICHELLE	219 HIDDEN CREEK LN NORTH AURORA, IL, 60542-1154

1. The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.

I affirm the proposed special use is, in fact, authorized in zoning district B-2.

2. The proposed special use is deemed necessary for the public convenience at that location.

The proposed use will be conveniently located in a strip area with ample parking.

3. The proposed special use does not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.

The proposed use will not create excessive impact. 90% of events are held Friday, Saturday, and Sunday. Weekday events (7am -5pm) are usually reserved by military, health, and governmental agencies.

4. The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.

I affirm the proposed use is in conformance with all Village codes and regulations including but not limited to property maintenance, noise control, dumping and storage, and parking.

5. The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.

Yes, SAGE (Stylish. Area. Great. Environment) Event Studio will be maintained in a way that is harmonious and compatible with the use and appearance and intended character. Whether hosting a small wedding, fundraiser, or workshop, the Event Venue will be committed to providing a clean, accessible, and affordable facility that has a positive impact on the community.

6. The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.

Live entertainment associated with some of the private catered events (weddings, birthday parties, etc.) would consist of deejays, musicians, and vocalists etc. All exterior doors will be kept closed when amplified or live music is being played. In the Event Studio we will have one concrete wall to help with sound. In order to ensure that operations run smoothly, security staff are in attendance as well as outside securing the parking lot and are a requirement at all events hosts at the studio regardless of the type and size of the event.

7. The proposed special use is compatible with development on adjacent or neighboring property.

We do believe our hours of operation would not be disruptive to the existing business in the strip mall. The event studio would benefit from utilizing the products and services of the neighboring salon, fitness center and restaurant. We would like to partner with the neighboring restaurant to become one of our preferred catering vendors. All businesses would benefit from the increased exposure for potential new customers, clients, and members.

8. The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.

I affirm the proposed special use minimizes potentially dangerous traffic movements.

9. The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.

Yes, I affirm the proposed special use provides the required number of parking spaces and maintains parking areas. See file for image of parking lot.

10. The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.

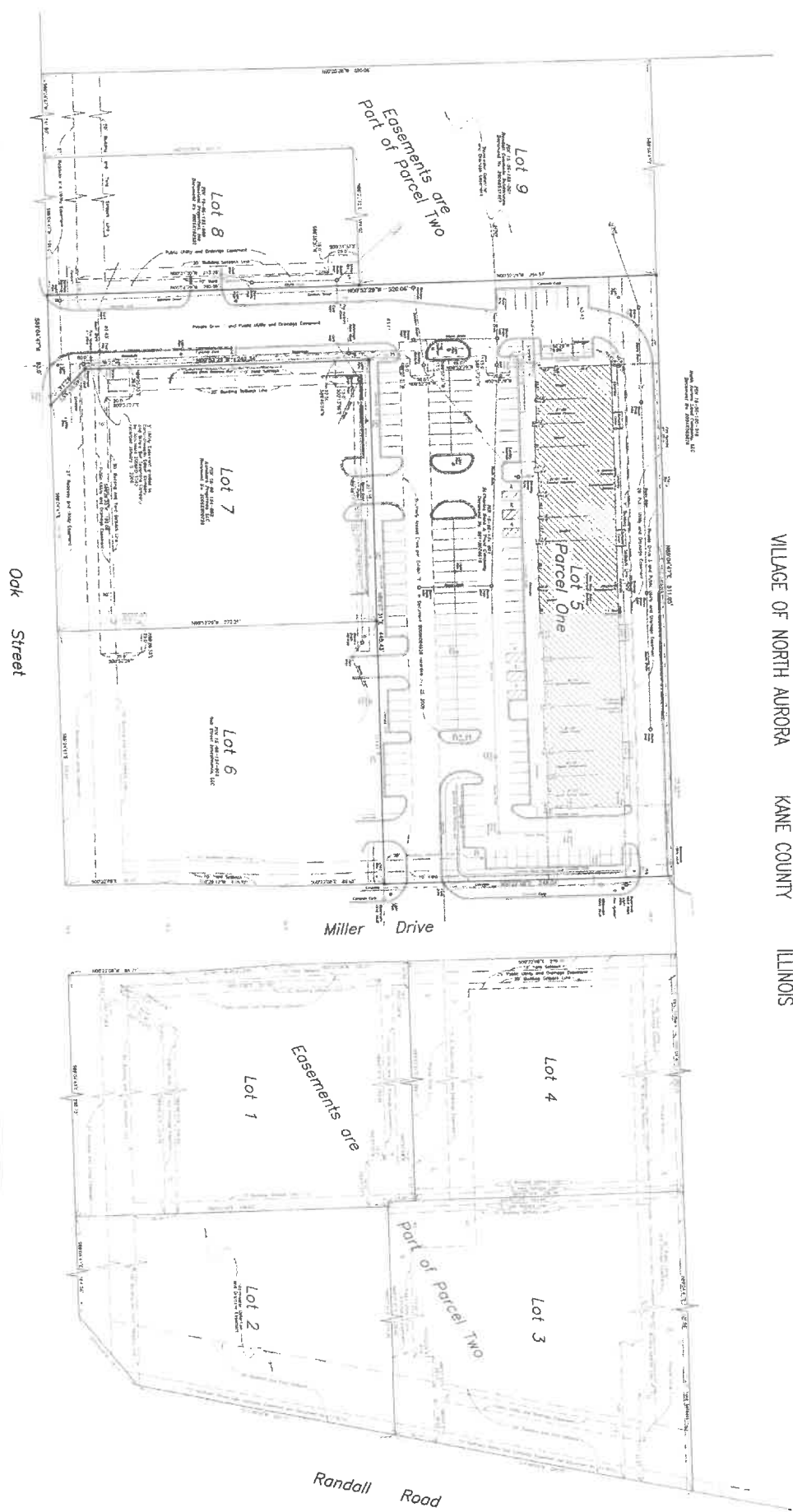
I affirm the proposed special use will have adequate utilities, drainage, road access, public safety, and other necessary facilities.

11. The proposed special use conforms with the requirements of

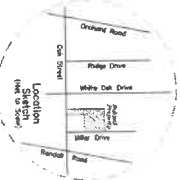
this Ordinance and other
applicable regulations.

**I affirm the proposed use conforms with the requirement of
this Ordinance and other applicable regulations.**

ALTA/ACSM LAND TITLE SURVEY OF
 LOT 5 RANDALL COMMONS SUBDIVISION
 VILLAGE OF NORTH AURORA KANE COUNTY ILLINOIS



SCALE
 1"=50'



1. The survey was made from a true and correct copy of the original plat of the subdivision, to wit: the plat of the subdivision of the Village of North Aurora, Kane County, Illinois, as shown on the attached map, and as the same appears on the records of the County Clerk of Kane County, Illinois.

2. The survey was made from a true and correct copy of the original plat of the subdivision, to wit: the plat of the subdivision of the Village of North Aurora, Kane County, Illinois, as shown on the attached map, and as the same appears on the records of the County Clerk of Kane County, Illinois.

3. The survey was made from a true and correct copy of the original plat of the subdivision, to wit: the plat of the subdivision of the Village of North Aurora, Kane County, Illinois, as shown on the attached map, and as the same appears on the records of the County Clerk of Kane County, Illinois.

NOTE: EXAMINATION OF THE RECORDS OF THE COUNTY CLERK OF KANE COUNTY, ILLINOIS, HAS REVEALED THAT THE ORIGINAL PLAT OF THE SUBDIVISION OF THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS, WAS FILED FOR RECORD ON MAY 1, 1980, AND WAS THEREFORE VALID AND CORRECT AT THAT TIME.

Surveyed by: [Signature]
 Date: 1/25/85
 Title: Surveyor
 Seal: [Seal]

JOB NO.	1585
JOB NAME	rvb
DWG FILE	15136
REVISION DATE	

Phillip D. Young and Associates, Inc.
 LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

11078 South Bridge Street
 Yorkville, Illinois 60560
 Telephone (630)553-1580

Sage Event Studio

Presented by: Tiffany Nesbitt
Phone: 630-248-6290
Email: Tiffany.S.Nesbitt@gmail.com

Business Description, Mission & Vision

The Event Studio will provide an innovative and upscale venue for small catered events, not to exceed 100 people, including Chef events, painting or craft events, repasts, retirement ceremonies, baby showers, birthday parties, author signings, business seminars, business gatherings, business meetings, business training, celebrity meet and greets, holiday parties, small weddings, receptions etc. Sage Event Studio will work in conjunction with coordinators, event planners, decorators, staff, and vendors that have the experience and professionalism to interact comfortably with our clients and the public. Whether hosting a small wedding, fundraiser, or workshop, the Event Venue will be committed to providing a clean, accessible, and affordable facility that has a positive impact on the community.

Venue Description

Sage Event Studio will be located at 1167 Oak Street North Aurora, IL near Orchard Road off I-88. This will be an event venue that is easily accessible to all clients in the Chicagoland Area and secure with ample outdoor lighting and security cameras for surveillance. The interior of the Event Studio includes a warming kitchen, restrooms, food serving area, storage closet and open floor space that can be configured into various layouts.

There will not be a commercial kitchen at the Event Center, therefore, all food for the events must be catered. The Event Studio only offers customers the ability to warm food (not to prepare food), eliminating the need for grease traps, a commercial hood and other commercial venting. Customers may hire their own caterer for events, however, any caterer hired must be insured.

The venue will offer technological capabilities with high quality AV equipment and WI-FI access. **Operating hours** will be Sunday to Thursday from 7:00 AM to 11:00 PM, with the event ending at 10:00pm and the premises vacated by 11:00pm and Friday and Saturday from 7:00 AM to 12:00 AM with the event ending at 11:30pm and the premises vacated by 12:30am. The event center will only be open when there is an event scheduled, tours and in person reservations.

Live entertainment associated with some of the private catered events (weddings, birthday parties, etc.) would consist of deejays, musicians, and vocalists etc. All exterior doors will be kept closed when amplified or live music is being played. In the Event Studio we will have one concrete wall to help with sound.

In order to ensure that operations run smoothly, security staff are in attendance as well as outside securing the parking lot and are a requirement at all events hosts at the studio regardless of the type and size of the event.

Operating Concept

The Event Studio will be an upscale venue for special events and occasions in Kane County and surrounding areas offering affordable pricing that is competitive with other local event halls. The first initial consultation will be in person at the venue to show customers the space, available venue amenities, layout options, and pricing. Once the overall vision is discussed and all questions are answered, the Rental Application and Agreement will be completed along with the required security deposit of \$150. The remaining payment will be due 10 days prior to the event. If payment is not received, the security deposit of \$150 is

forfeited. On the day of the event, the staff and security will be on hand to ensure that the venue has been inspected for proper cleaning per the Rental Agreement, the cleaning deposit will be refunded to the customer within 24-72 hours. 90% of events are held Friday, Saturday, and Sunday. Weekday events (7am -5pm) are usually reserved by military, health, and governmental agencies.

Products and Services

The Event Center intends to offer customers the following: the event space, use of tables, chairs and kitchen area (*for warming only*). In addition to core services, the rental of additional equipment such as linens, equipment, PA system, podium, stanchions, and more will be offered.

Market Analysis

The event venue business market is growing, the industry is expected to grow to \$1.5B by 2028 and the party and event planning market size is worth \$3.2B overall. Sage Event Studio aims to disrupt the industry with unique planning tactics & communication platform.

The target market includes business professionals, public & private organizations and businesses. The typical customer requiring event venue rental services is typically households working with event planners and decorators who assist them in organizing and promoting weddings, anniversaries, baby showers, birthdays, and other milestone celebrations. Companies and organizations have funds to allocate for unique events including business seminars and workshops. In addition, entrepreneurs, artists, Chefs and other professionals needing venues for themed events.

There are very few small event venues in Kane County. Current venues include Belle Salle Banquets, Loft 28 West, Royal Banquets, Company 251, La Sierra Da Aurora, Hills Banquets, Studio 57, and La Tuna.

The marketing strategy is to position Sage Event Studio as another leading event venue in North Aurora. The following media methods will be used to promote and advertise the venue. Cvent, Eventective, Event up, Party Slate, Unique Venues, Yelp, Wedding Wire, LinkedIn, Alignable, Local Newspapers, News Interviews, and Sponsored Ads.

The marketing strategy will be further enhanced by appealing to customers by contacting corporations directly by phone, email, and direct mail. Focus will be placed on gathering the source of advertising from our customers and tracking, wherever possible,

the incremental revenue generated from the advertising, promotion, and publicity efforts. This marketing strategy will result in an indirect increase in sales through our various advertising and promotion platforms.

Benefits to Neighboring Businesses

Sage Event Studio is available for a variety of private events.

The most popular are children's birthday parties and showers.

We do believe our hours of operation would not be disruptive to the existing business in the strip mall. The event studio would benefit from utilizing the products and services of the neighboring salon, fitness center and restaurant. We would like to partner with the neighboring restaurant to become one of our preferred catering vendors. All businesses would benefit from the increased exposure for potential new customers, clients, and members.

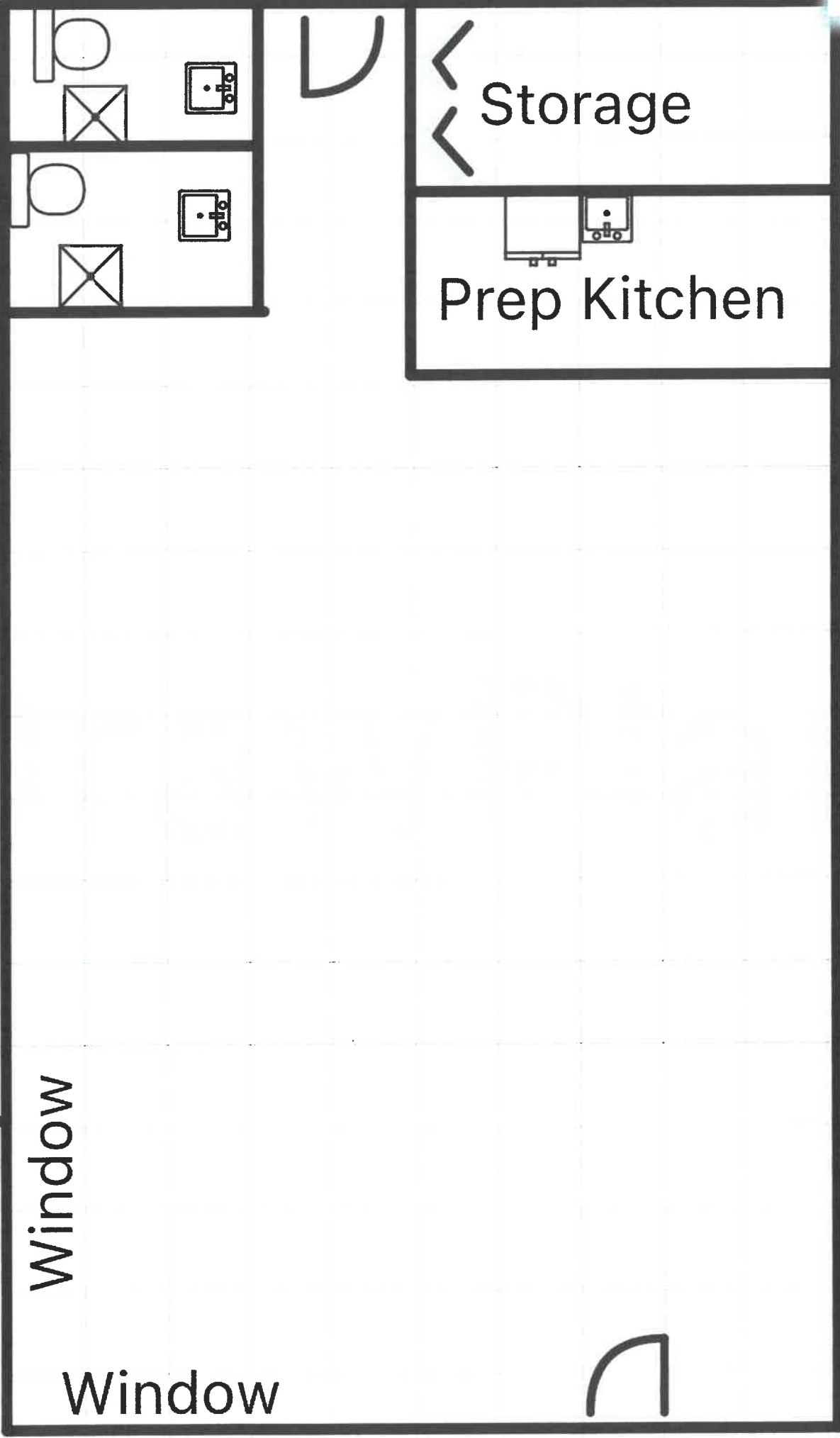
Food Truck Parking

Window

Window

Storage

Prep Kitchen



Land Use Opinion Report (LUO) Application

Petitioner: Tiffany Nesbitt
Contact person: Tiffany Nesbitt
Address: 26915 Summergrove Drive
City, State, Zip: Plainfield, IL 60585
Phone Number: 630-248-6290
Email: Tiffany.S.Nesbitt@gmail.com

Owner: Farhan Hanif
Address: 522 Chestnut Street, Suite 2B
City, State, Zip: Hinsdale, IL 60521
Phone Number: 248-953-1693
Email: hri2050@gmail.com

Please select: How would you like to receive a copy of the LUO Report? Email ☒ Mail ☐

Site Location

Address: 1167 Oak Street
City, State, Zip: North Aurora, IL 60542
Township(s) 38 **N Range(s)** 8 **E Section(s)** _____
Parcel Index Number(s): _____

Type of Request

- ☐ Change in Zoning from _____ to _____
☐ Subdivision or Planned Unit Development (PUD)
☐ Variance (Please describe fully on a separate sheet)
☒ Special Use Permit (Please describe on separate sheet)

Site Information

Permitting Unit of Government: _____ **Hearing Date:** _____
Project Name: Sage Event Studio **Total Acres:** less than 1/4 **Aera of Disturbance:** _____
Current Use of Site: not in use **Proposed Use:** Event Studio

Proposed Improvements (Check all that apply)

- ☐ Dwellings with Basements ☐ Parking Lots ☒ Commercial Buildings ☐ Common Open Space
☐ Dwellings without Basements ☐ Roads and Streets ☐ Utility Structures ☐ Other _____

Stormwater Treatment

- ☐ Drainage Ditches or Swales ☐ Dry Detention Basins ☐ No Detention Facilities Proposed
☐ Storm Sewers ☐ Wet Detention Basins ☐ Other _____

Water Supply

- ☐ Individual Wells
☐ Community Water

Wastewater Treatment

- ☐ Septic System ☐ Other _____
☐ Sewers

Required: Include One Copy of Each of the Following (Processing will not begin until all items are received)
MAIL TO: 2315 DEAN ST. SUITE 100, ST. CHARLES, IL 60175

- ☒ **Application** (completed and signed)
☐ **Fee** (according to fee schedule on back)
☐ **Make Checks payable to Kane-DuPage Soil and Water Conservation District**
☐ **Plat of Survey** showing legal description, legal measurments
☐ **Site Plan/Drawings** showing lots, storm water detention areas, open areas, streets etc.
☐ **Project Narrative** with additional details on the proposed use, including total area of ground disturbance
☐ **Location Map** (if not on maps above) include distances from major roadways or tax parcel numbers

If Available- Not Required:

Any applicable surveys including wetland deliniation, detailed soil survey, topographic survey etc.

I (we) understand the filing of this application allows the authorized representative of the Kane-DuPage Soil and Water Conservation District to visit and conduct an evaluation of the site.

Petitioner or Authorized Agent Tiffany Nesbitt **Date** 07/17/2023

FOR OFFICE USE ONLY

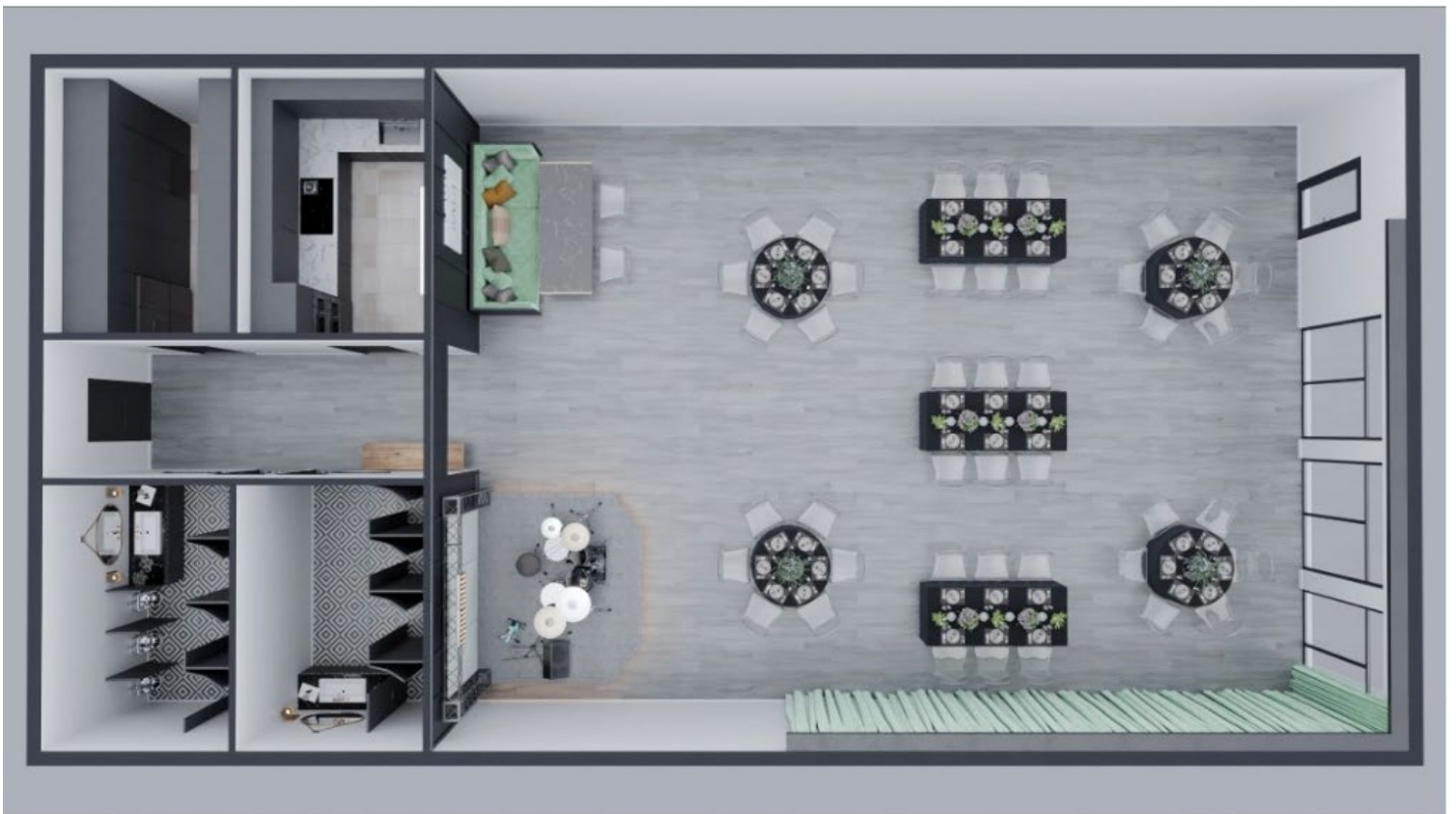
LUO # _____ **Natural Resource Review Letter** _____ **Date Initially rec'd** _____ **Date all rec'd** _____
Date Due _____ **Fee Due \$** _____ **Refund Due** _____ **Check #** _____

The opinion will be issued on a nondiscriminatory basis without regard to race, color, religion, sex, age, marital status, handicap, or national origin.

Effective July 1, 2020

SAGE

EVENT SPACE







Memorandum



To: Mark Gaffino, Village President & Board of Trustees
Cc: Steven Bosco, Village Administrator
From: Brandon Tonarelli, Assistant Public Works Director/Village Engineer
Date: September 11, 2023
Re: Proposed 2024 Road Program

Annually the Public Works Department prepares a presentation for the selection of streets for the road maintenance program. This year the road program will be continuing with miscellaneous streets on the east side of the Village that are small subdivisions or streets in poor condition. The program will also focus on two smaller subdivisions in the west part of the Village. The streets targeted for the 2024 Road Maintenance Program are listed in the table below:

#	Street Name	From	To
1	Anna Street	Pavement Change	End
2	Aspen Court	Woodland Circle	End
3	Creekside Court	Foxhill Lane	End
4	Fieldside Lane	Hearthstone Lane	Pinehill Drive
5	Flagstone Court	Banbury Road	End
6	Foxhill Court	White Oak Drive	End
7	Foxhill Lane	Pinehill Drive	Pavement Change
8	Greenview Court	White Oak Drive	End
9	Hearthstone Lane	Windstone Drive	End
10	Hickory Street	Andrew Lane	Butterfield Road
11	Lilac Lane	Butterfield Road	Woodland Circle
12	Oak Hill Court	White Oak Drive	End
13	Parkside Court	Foxhill Lane	End
14	Pinehill Court	White Oak Drive	End
15	Pinehill Drive	White Oak Drive	Foxhill Lane
16	Prairie Court	Pinehill Drive	End
17	Ridge Road	IL 25	Banbury Road
18	White Oak Drive	Oak Street	Foxhill Lane
19	Windstone Drive	Oak Street	Hearthstone Lane
20	Woodland Circle	Lilac Lane	Lilac Lane

The estimated 2024 road program is approximately \$2.3 million, and the Capital Projects Fund has an adequate fund balance to cover the program cost in 2024.

Memorandum



To: Mark Gaffino, Village President & Board of Trustees

Cc: Steven Bosco, Village Administrator

From: Brian Richter, Public Works Director
Brandon Tonarelli, Village Engineer/Assistant Public Works Director

Date: September 15, 2023

Re: Public Works Facility Update

In April of 2019 the Village signed a contract with Legat Architects to perform a space needs study for a new Public Works Facility. The study included gathering information on the needs of the Public Works Department to determine the optimal size of the facility. After it was determined that the current building was too small for the Village options for adding on to the existing facility or building a new facility were evaluated. The next steps were determined that we should hire an architectural firm to provide us with options for a new building.

In May of 2021 the Village hired WBK as the civil engineering firm to perform the project site design. At the January 17, 2022, Village Board meeting, the agreement between Williams Architects and the Village of North Aurora was approved to begin the design process for the Public Works facility. The first step of this process was the Validation Phase in which Williams would review the space needs study and determine if any areas needed to be reviewed or revised. Williams came up with several different building design options that included remodeling the current building, tearing down the current building and building a new building on the same site, or building a new building on a new site. It was determined that a new building built on a new site was the best option for the Village. A land swap between the Village and the Southern Kane County Training Association (SKCTA) was discussed. It was determined that this land swap would benefit both parties. A land swap agreement was approved, with the original contingency period with SKCTA ending November of 2023. The due diligence period can be extended per the agreement.

In May of 2022 the Village sent out a Request for Proposals to hire a construction management company. After going through ten proposals and

interviewing several companies the Village selected Fredrick Quin Construction to manage the project.

Over the past two years staff has met with the architects, construction manager, and engineer more than twenty times to discuss the public works facility. These meetings included discussions on the size of the building, the site and site plan, the layout of the building, and overall design of the building. There are several phases for the new building: validation of the space needs study, schematic design, design development, construction documentation, bidding phase, and construction phase.

At this point in the project's schematic design phase has been finished. Initial design of the building and the site was performed. WBK worked on leveling the sites grading to ensure that the building would fit and function properly for Public Works on the site. Staff can approve moving to the next step however before doing so staff would like feedback on the current design of the facility and the next steps that are needed to move forward with the project.

**VILLAGE OF NORTH AURORA
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, BUSINESS AND ADMINISTRATIVE SERVICES MANAGER
SUBJECT: VIDEO GAMING
AGENDA: SEPTEMBER 18, 2023 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

In order to offer video gaming in North Aurora a business must possess Class "S-V" supplemental video gaming liquor license, which is limited to holders of A, B, C, J-1 and T liquor licenses. A Class T 'tavern' liquor license establishment must be in continuous business for at least five years to host video gaming. There are currently nine businesses hosting a total of 51 video gaming terminals.

"Video gaming parlor" is defined as an establishment of which the primary purpose of video gaming and/or the service of alcohol and in which the service of food is only complimentary or accessory to the video gaming and/or service of alcohol. Video gaming parlors are prohibited in the Village.

The original intent of video gaming in North Aurora was to allow *restaurants* to offer video gaming. Video gaming proposals have been meeting the general S-V license requirements, but not how it was originally intended by providing limited food menus, a limited number of staff and video gaming being the main subject of advertisement. Staff has been receiving frequent inquiries for video gaming parlors and suspected video parlors.

Staff provided a presentation at the August 21, 2023 Committee of the Whole meeting on this topic. The Board echoed their original stance on video gaming in North Aurora by continuing to allow it as part of a restaurant, but not allowing video gaming parlors. In order to further prevent video gaming parlors, the following suggestions were made:

- Add provisions to the municipal code allowing the Village the ability to review a business's financial data to ensure revenue derives mainly from the sale of food and beverage and not video gaming.
- Base the number of allowable video gaming machines on the overall square footage of the business.
- In the liquor code, prohibit or restrict signage advertising video gaming.

Staff will be providing another presentation at the September 18, 2023 Committee of the Whole meeting for additional feedback.