



**VILLAGE OF WESTMONT  
PLANNING AND ZONING COMMISSION**

**MEETING DATE: November 28, 2018**

**AGENDA ITEM: PZ 18-020**

**TITLE:** Village of Westmont regarding the following proposed Zoning Ordinance text amendment:

- (A) Text amendment to Section 7.03, "Permitted and Special Uses in Business Districts," of the Zoning Ordinance to list "Video Gaming Cafes" as a special use in the B-2 General Business District.

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**BACKGROUND OF ITEM**

The Village of Westmont has allowed video gaming since December of 2012 in response to new regulations by the State of Illinois. Local businesses are permitted to have individual video gaming terminals upon the approval of liquor licenses through the Village of Westmont, but also must comply with State of Illinois regulations. In order to secure a liquor license in the Village of Westmont, the establishment is typically required to have food sales associated with the business. Local restaurants and bars with approved video gaming for their establishments find that the additional income provides needed revenue to take on improvements and to maintain the business. The Police Department has not experienced negative impacts or an increase in complaints or crime associated with these uses. There are currently 14 active establishments with video gaming terminals (See attached location map).

Since the inception of video gaming in the Village, there has been an increase in video gaming cafes that are stand-alone operations and which provide limited food and beverage service. The Village originally classified these video gaming cafes as restaurants (with video gaming as an accessory use), but subsequently determined that they actually offer very little in the way of food and beverage service. Previously, the Village has addressed the concern over the proliferation of video gaming cafes by restricting locations within a certain distance of each

other. Although the Village removed this formal separation requirement, the Village still maintains control over their location through the liquor licensing and business licensing permitting processes. As a result, a new Class 22 liquor license was created, specific to video gaming cafés that includes size restrictions, reduced requirements for food service, and a cap on the number of licenses.



*Dotty's Current Location - 63rd Street and Cass Avenue*

## **ZONING REGULATIONS**

In addition to the control the Village has through the liquor and business licensing processes, the Zoning Code currently limits video gaming terminals as an accessory use to allowed principal uses in the B1, B2, B-3, C-1, M, and O/R zoning districts. As noted above, many businesses now include video terminals as an accessory use. However, video gaming cafes such as Dotty's, Penny's and Laura's utilize video gaming as a principal use, and the Zoning Code currently has no provisions which allow video gaming cafes as a principal use.



Therefore, the proposed text amendment to allow Video Gaming Cafes as a special use in the B-2 General Business District would clarify this and allow video gaming cafes to lawfully locate within the Village. The special use process provides the Village with controls through the zoning process. Combined with the liquor licensing process, the Village will have sufficient controls to ensure that these uses do not become the dominant use in any one area of the Village or cause negative impacts on adjacent properties.

**SUMMARY:**

Staff recommends a text amendment to permit Video Gaming Cafes in the B-2 General Business District.

**ATTACHMENTS:**

1. Publication notice published in the November 14, 2018 edition of the Westmont Suburban Life.
2. Proposed Ordinance for text amendment
3. Section 10-36(22) - liquor license classification and restrictions for video gaming cafes