

****NOTICE OF SPECIAL MEETING****

CITY OF GENOA

SPECIAL COMMITTEE OF THE WHOLE

JUNE 4, 2019

FOLLOWING REGULAR CITY COUNCIL MEETING

CITY HALL COUNCIL CHAMBERS

SPECIAL MEETING AGENDA

- I. CALL TO ORDER/ROLL CALL**
- II. OLD BUSINESS**
- III. NEW BUSINESS**
 - A) DISCUSS FUTURE VIDEO GAMING**
 - B) DISCUSS THE CREATION OF AN A LIQUOR LICENSE**
- IV. OTHER BUSINESS FOR FUTURE DISCUSSION**
- VII. MOTION TO ADJOURN**

To respect the agenda and flow of the meeting, the Mayor may limit audience participation to 5 minutes per speaker and/or a total of 30 minutes for this portion of the agenda.



MEMO

To: Mayor Vicary and the City Council
From: Alyssa Seguss, Assistant City Administrator
Subject: Creating an "A" Liquor License
Date: May 30, 2019

Staff received a request for a liquor license for a liquor store that would sell both packaged liquor and pour liquor on site, therefore, video gaming would be allowed. Attached to this memo is a letter from the individual, Manish M. Patel, who has requested a liquor license, which explains his business concept and location. Please note that this Manish M. Patel is a different Manish Patel that holds a liquor license for Liquor and Wine (Manish I. Patel).

In the past, the City Council has ensured that the number of liquor licenses allowed by the Municipal Code are being used and has eliminated any vacant liquor licenses available. For this reason, in order for an individual who does not currently hold a valid liquor license to receive a liquor license, Council approval is needed to create an additional license.

Manish M. Patel has requested that an additional "A" liquor license be created, which can be done through amending the Municipal Code. An "A" liquor license allows alcohol to be consumed in premises and the sale of packaged liquor for consumption off premises, which would be appropriate for the use that Manish I. Patel has proposed.

Prior to presenting the Council with an ordinance to create a new liquor license, Staff felt that there are a few issues to be considered by the Council:

- The proposed location for the liquor store is currently vacant.
- The Council has already approved a liquor license for a similar use/concept.
- At what point will liquor licenses become oversaturated? (Image/effect on current and future businesses with or without video gaming/ pro or con to economic development)
- Any liquor license that allows the sale of liquor to be consumed on premises would be eligible for video gaming through the State. For example, a liquor license could be requested for a restaurant to serve liquor and there is no requirement that the applicant disclose to the City that they intend to also have gaming. The City cannot regulate the number of video gaming machines, only the number of G licenses, which is why we are receiving requests from businesses with gaming as a secondary use to liquor stores and even bakeries.
- The possibility of establishing regulations for liquor establishments as to the percentage of floor area that must be used for the primary use. In example, for the proposed use at hand, 90% of the floor plan must be for the liquor store use, while 10% would be dedicated to video gaming.
- The possibility of establishing a regulation that would require that at least 70% of sales come from the primary use. This would require that records be available within a reasonable amount of time upon the City's written request.
- Staff has also discussed with the City Attorney the possibility of the Liquor Commissioner attaching conditions to the approval of a liquor license pursuant to the direction of the Council. The City Attorney has explained

that this can be done by resolution, however, this option will need further research and guidance by our City Attorney should the Council wish to pursue it further.

If you have any questions, please contact me.

Manish Patel
2896 Kelly Drive
Elgin, IL 60124
847-436-8443

To Whom It May Concern:

We write to you today to get the approval of a liquor and pouring license. This vacant store is located 527 W Main St, Genoa, IL 60135. This lot was previously known to be dollar general. We would like to use part of it to put in gaming slot machines, therefore we would like a pouring license as well. The gaming slot machine unit will be closed off by a wall and there will be an opening so customers can enter the gaming unit from the liquor store. We are in the process of securing a facility for our liquor store as required by the law in the United States of America.

We are in the liquor store business to make profits at the same to give our customers value for their money and time; we want to give people who patronize our liquor store the opportunity to choose not only from a wide range of both locally and imported liquors but also from a wide range of beers and other alcoholic drinks that are manufactured in the United States of America.

We are aware that there are several large and small liquor stores all around, which is why we spent time and resources to conduct our feasibility studies and market survey so as to enable us locate the business in an area that will support the growth of the business and also for us to be able offer much more than our competitors will be offering. We ensured that our facility is easy to locate and our outlet is well secured with the various payment of options.

We will ensure that all our customers are given first class treatment whenever they visit our store. We will ensure that we get our customers involved in the selection of brands that will be on our racks and also when making some business decisions that will directly or indirectly affect them.

This store will be owned by Mr. Manish Patel and Mrs. Alpaben Patel. Mr Patel has been a liquor store manager for 5 years and Mrs. Patel has been the manager for a 7-11 for 10 years. They both have been able to fulfil their duties as store managers successfully.

- **Our products**

This liquor Store is going to operate a standard and licensed neighborhood liquor store that will retail a wide range of liquors, beers and wines. We are in the liquor retailing business to make profits and give our customers value for their money.

Our Vision Statement

Our vision is to establish a one stop liquor store.

Our Mission Statement

Our mission is to establish a liquor store business that will make available a wide range of liquors, wines and beers from top brands at affordable prices to the residence.

- **Our Business Structure**

Our intention of starting a liquor retail business is to build a standard liquor store that will be a one – stop shop for liquors, beers and wines which is why we will ensure that we put the right structure in place that will support the kind of growth that we have in mind while setting up the business.

We will ensure that we only hire people that are qualified, honest, customer centric and are ready to work to help us build a prosperous business that will benefit all the stake holders (the owners, workforce, and customers).

We are more than willing to make any changes in order to follow the rules and regulations.