



**ST. CHARLES**  
SINCE 1834

## AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to Approve a Proposal for a Class A1 Liquor License for Depot Liquor 2 and Tobacco License to be located at 710 S Third Street (former St. Charles Mini-Mart)
Presenter:	Mayor Rogina

*Please check appropriate box:*

	Government Operations		Government Services
	Planning & Development		City Council
	Public Hearing	X	Liquor Control Commission (6/15/15)

Estimated Cost:		Budgeted:	YES		NO	
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If NO, please explain how item will be funded:

**Executive Summary:**

This is a request for a new Class A1 liquor license for Depot Liquor 2 to be located at 710 S Third Street (former St. Charles Mini-Mart); also requested is a Tobacco license for over-the-counter cigarettes. This application was tabled from May 18, 2015 LCC meeting due to the applicant's absence and there being some questions regarding the zoning for that area.

All paper work is in order, background check has been completed by the Police Department as well as fingerprints have been taken. BASSET certification is currently pending. Also enclosed in this packet is memo from the Planning Division citing Section 17.30.20 "Retail Sales" from the City code.

This application is recommended by City staff for approval to move forward to Committee.

**Attachments:** *(please list)*

- Liquor License Application (front page)
- Background Check
- Memo regarding BL Zoning

**Recommendation / Suggested Action** *(briefly explain):*

Recommendation to approve a proposal for a Class A1 liquor license for Depot Liquor 2 and tobacco license to be located at 710 S Third Street (former St. Charles Mini-Mart).

<i>For office use only:</i>	<i>Agenda Item Number: 4</i>
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New Application  
 Renewal Application

**CITY OF ST. CHARLES**  
LIQUOR CONTROL COMMISSIONER  
TWO EAST MAIN STREET  
ST. CHARLES, ILLINOIS 60174-1984



**City Retail Liquor Dealer License Application (rev. 12/13) Non-Refundable**

Ordinance 5.08.050.A1

Application must be completed in full

Incomplete applications will be rejected

Business Type: Circle one

Individual

Partnership

Corporation

Other \_\_\_\_\_

Business Name DEBOT LIQUOR 2

Sales Tax # 47-3319883

Business Address 710 S. THIRD ST

Business Phone # \_\_\_\_\_

Contact Person MINESH PATEL

Title PRESIDENT Phone # (630) 890-9417

If Corporation, Corporate Name AAKBS INCORPORATED

Corporation Address \_\_\_\_\_

Corporate Officers, plus Manager of Establishment, Officers must include President, Vice President, Secretary and Treasurer Or Sole Proprietor

pending BASSET

Have you had a business within the City of St. Charles under any other corporate name:  Yes  No

If yes, list address of business \_\_\_\_\_

Full Name, include Middle Initial MINESH PATEL

Title \_\_\_\_\_

Birth Date 05/21/1972 Birthplace INDIA Driver's License \_\_\_\_\_

Home Phone \_\_\_\_\_

Home Address \_\_\_\_\_

Full Name, include Middle Initial \_\_\_\_\_

Title \_\_\_\_\_

Birth Date \_\_\_\_\_ Birthplace \_\_\_\_\_ Driver's License # \_\_\_\_\_ Home Phone # \_\_\_\_\_

Home Address \_\_\_\_\_

Full Name, include Middle Initial \_\_\_\_\_

Title \_\_\_\_\_

Birth Date \_\_\_\_\_ Birthplace \_\_\_\_\_ Driver's License # \_\_\_\_\_ Home Phone # \_\_\_\_\_

Home Address \_\_\_\_\_

Type of Establishment:  Package  Restaurant  Tavern  Hotel/Banquet/  
Arcada/Q-Center  Other \_\_\_\_\_

Check as Applicable to  Holding Bar [5.08.010-F]  Service Bar [5.08.010-O]  Live Entertainment [5.08.010-H]  
Type of Establishment:  Outside Dining [17.20.020-R]

Brief Business Plan Description based on type of establishment listed above:

package liquor sales store A-1 License

Initial: Liq Comm \_\_\_\_\_

Police Chief \_\_\_\_\_



# Memo

Date: 5/14/2015  
To: The Honorable Ray Rogina, Mayor-Liquor Commissioner  
From: James Keegan, Chief of Police  
Re: Background Investigations-Liquor Establishments

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The purpose of this memorandum is to document and forward to your attention the results of the background investigations conducted by members of the St. Charles Police Department concerning the below mentioned establishments.

As is customary procedure, a detective was assigned each of these investigations and reviewed both the site location and the corresponding applicants of these proposed liquor license applications.

We found nothing of a derogatory nature that would preclude either the site location or the applicants from moving forward with liquors sales and/or on-site consumption, subject to City Council approval.

Thank you in advance for your consideration in these matters.

Steel Beam (D7):	111 W. Main Street
E& S Fish Company (F1-BYOB)*:	311 N. 2 <sup>nd</sup> Street, Suite 103
Liu Brothers Bistro (F1-BYOB*:	1554 E. Main Street
LaVita Cigars (F2-BYOB)*:	2015 Dean Street, Unit #4
The Finery (B):	305 W. Main Street
Depot Liquor (A1):	310 S. 3 <sup>rd</sup> Street (Tabled to June 15 meeting)
Gina's Subs (B):	2770 E. Main Street

\* The above mentioned BYOB establishments, although not recognized liquor licenses under the State Liquor Code, specially governs BYOB practices (bring your own beverage) within the City of St. Charles. The corresponding local licenses authorize the businesses, without State liquor licenses, to permit the consumption of alcohol on their premises relative to various stipulations codified within our liquor code.

Community & Economic Development  
Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



**MEMO**

**TO:** Mayor Rogina and the Members of the Liquor Commission

**FROM:** Russell Colby, Planning Division Manager

**CC:** Mark Koenen, City Administrator  
Rita Tungare, Director of Community & Economic Development  
Jim Keegan, Police Chief  
John McGuirk, City Attorney

**RE:** Zoning for Liquor Store proposed at 710 S. 3<sup>rd</sup> St.

**DATE:** June 3, 2015

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The property located at 710 S. 3<sup>rd</sup> St. is zoned BL Local Business District. A store selling liquor has been proposed for this location. In the City Code under Section 17.14.010 "Purpose Statements" the definition for BL Local Business District is defined as such:

*A. **BL Local Business District** The purpose of the BL Local Business District is to provide locations for small-scale service and retail uses that primarily serve the convenience needs of St. Charles neighborhoods. The BL District permits a mix of uses, but care must be taken to ensure that adequate access, parking and screening is provided so as not to negatively impact adjoining residential neighborhoods.*

Under the Use Definitions of the Zoning Ordinance, Section 17.30.20, a store selling liquor would fall into the general use category of "Retail Sales":

***Retail Sales (G).** An establishment where the primary purpose is the sale of physical goods, products or merchandise directly to the consumer. This use includes, but is not limited to, stores that sell groceries, hardware, clothing, auto parts, electronics, appliances, jewelry, antiques and shoes. This use also includes Carpet Stores, Electronics Superstores, and Furniture Stores. This use does not include Heavy Retail and Service, Home Improvement Center, Pawn Shops, or Adult Uses, as defined herein.*

Retail Sales is a permitted use in the BL Local Business District. Therefore, under the Zoning Ordinance, a Retail Sales establishment selling liquor is a permitted use at 710 S. 3<sup>rd</sup> St.

The existing convenience store at 710 S. 3<sup>rd</sup> St. is an established Retail Sales business and the change in merchandise to selling liquor products does not constitute a change in use under the Zoning Ordinance. Regardless, no zoning approval from the City is required to establish a permitted use, provided it meets all other applicable requirements.