



**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item Number: 5a

**Title:**

Recommendation to approve a Proposal for a F2 Liquor License Application for Ghoulish Mortals, Located at 228 W. Main St., St. Charles.

**Presenter:**

Police Chief James Keegan

**Meeting:** Government Operations Committee

**Date:** July 20, 2020

Proposed Cost: \$

Budgeted Amount: \$

Not Budgeted:

**Executive Summary** *(if not budgeted please explain):*

Ghoulish Mortals, located at 228 W. Main St., is requesting approval for a BYOB F2 liquor license. Please see the attached documents supporting this request.

*Pursuant to this item being presented at the Government Operations Committee Meeting on July 20, 2020 to seek approval; it will be brought before the Liquor Control Commission at a meeting scheduled for 4:30 pm, the same day, to process and move it forward to this Committee. This item will then continue on to the City Council Meeting scheduled on August 3, 2020 for final approval.*

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

Summary, F2 Liquor License Application, BASSET Certification, Insurance Quote

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

Recommendation to approve a proposal for a F2 Liquor License application for Ghoulish Mortals, located at 228 W. Main St., St. Charles.



# Memo

Date: 4/20/2020  
To: The Honorable Ray Rogina, Mayor-Liquor Commissioner  
From: James Keegan, Chief of Police  
Re: Background Investigation-Liquor Establishment

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

As is customary procedure, a detective was assigned this investigation and reviewed both the site location/floor plans and the corresponding application material.

We found nothing of a derogatory nature that would preclude either the site location or the applicant from moving forward with on-site consumption, subject to City Council approval. This BYOB license (F-2) is further strengthened by both Basset training and liquor liability insurance.

Thank you in advance for your consideration in this matter.

Ghoulish Mortals-Class F-2:

228 W. Main Street



# Memo

Date: 04/14/20  
To: Chief Keegan (via chain of command)  
From: Detective Eric Bauwens  
Re: Liquor License Background, Ghoulish Mortals

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The purpose of this memo is to outline steps taken during the background investigation for a liquor license application. This investigation was done based on the application submitted for a Class F-2 license for the business, Ghoulish Mortals. This business is located at 228 W. Main St.

**Applicants:**

Thiselton, Dove A

Price, Warwick T



St. Charles, IL 60174

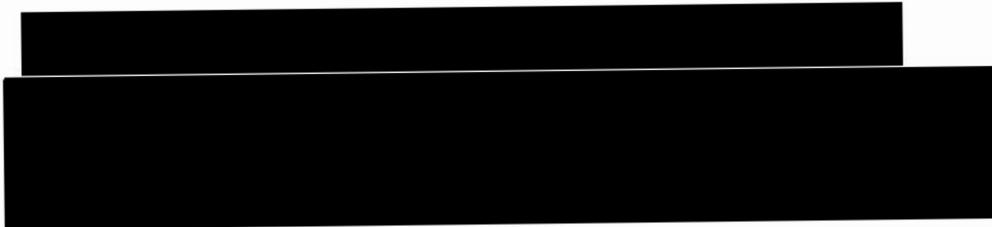
St. Charles, IL 60174

**Application:**

The application was received on or around 03/09/20. The application contains a copy of their signed lease, copies of Basset certifications for Dove and Warwick and a quote for Certificate of Insurance (dram shop). Dove and Warwick are listed as the owners of Ghoulish Mortals.

**Records Checks:**

Dove Thiselton provided 3 residences in the past 10 plus years;



I checked NewWorld, Aegis, Campton Hills PD, Orange PD and TLO and was unable to locate anything that would prohibit Thiselton from obtaining a liquor license. I CLEAR

*Service, Courage, Professionalism, Dedication*



showed no contacts for Thiselton. A check of the Kane County Circuit Court Clerk database revealed nothing that would prohibit Thiselton from obtaining a liquor license.

Thiselton has a current BASSET certification. Thiselton's fingerprints were submitted to the FBI and Illinois Bureau of Identification, and there were no arrests that would prohibit Thiselton from obtaining a liquor license.

Warwick Price provided 3 addresses of residency for the past 10 years;

Current address of: [REDACTED]

[REDACTED]

I checked NewWorld, Aegis, Campton Hills PD, Orange PD and TLO and was unable to locate anything that would prohibit Price from obtaining a liquor license. I CLEAR showed no contacts for Price. A check of the Kane County Circuit Court Clerk database revealed nothing that would prohibit Price from obtaining a liquor license.

Price has a current BASSET certification. Price's fingerprints were submitted to the FBI and Illinois Bureau of Identification, and there were no arrests that would prohibit Price from obtaining a liquor license.

**SITE VISIT and INTERVIEW WITH APPLICANTS:**

On 03/11/20 I went to Ghoulish Mortals and met with Thiselton. Thiselton went on to explain Ghoulish Mortals is a retail store specializing in monster/horror art and memorabilia. They have been at 228 W Main St for approximately 2 years. The retail area is on the main level. They host parties for both children and adults in the basement. They also host movie nights and board games in the basement as well.

They were looking at hosting art and crafts events. They have received inquiries from adults in regards to the consumption of alcohol for some of these events. She is looking to expand her business and attract as many guests to her business as possible. She and her husband, Price, realize and accept the responsibilities that are associated with the consumption of alcohol on their property. They are willing to fulfill all the requirements associated with obtaining the BYOB Class F-2 liquor license.

At this point, they only intend on their customers consuming the alcohol in the basement while attending a party, movie or art and craft event. They are aware they are not allowed to provide or sell the alcohol to their customers. I did provide Thiselton with a copy of the Class F-2 ordinance. I also advised them that the Class F-2 license is held to the same standard as the other liquor license class and must abide to the entire liquor code.

I then inspected the basement. The stairwell is in the center of store and is one long stairway to the basement. There is a small closet area underneath this stairway. The basement is approximately 20 feet wide and 48 feet in length. There is a storage room on the north east side of the basement. There is a door to this room and it will remain closed and secured while there are activities in the basement. There are no windows in the basement. There is a second stairway to the main level on the north side of the basement. This stairway leads to a storage area on the main level. This storage area leads to a door that provides an exit/access to N 3<sup>rd</sup> St.

This concludes this background investigation.

EB #316

*Eric Saunders 316*

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



DEPARTMENT: MAYOR'S OFFICE

PHONE: 630.377.4422

BYOB LICENSE APPLICATION

Application must be completed in full

Incomplete applications will be rejected

New  Renewal  Class F1 – Beer & Wine only \$100  Class F2 – Beer, Wine & Spirits \$250

Business Name Ghoulsh Mortals Business Type:  Individual  Partnership  Corporation

Business Address 228 W. Main St. Saint Charles, IL 60174 Business Phone # 630-441-2920

Contact Person Dove Thiselton Title owner Phone # [REDACTED] Email dove@ghoulshmortals.com

If Corporation, Corporate Name \_\_\_\_\_

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

Have you had a business within the City of St. Charles under any other corporate name: Yes/No NO  
If yes, list address of business \_\_\_\_\_

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

Full Name, include Middle Initial Dove A. Thiselton Title owner

Birth Date [REDACTED] Birthplace CA Driver's License [REDACTED] Home Phone [REDACTED]

Home Address [REDACTED]

Full Name, include Middle Initial Warwick T. Price Title owner

Birth Date [REDACTED] Birthplace England Driver's License [REDACTED] Home Phone # [REDACTED]

Home Address [REDACTED]

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

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

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

Type of Establishment:  Restaurant  Hotel/Banquet/  Other Retail

Check as Applicable to Type of Establishment  Live Entertainment [5.08.010-H]  Outside Dining [17.20.020-R]

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

Ghoulsh Mortals is a monster and horror retail store that has been in business 2 years. In our basement, we offer birthday parties for kids and adults, movie nights, board game Sundays

## City of St. Charles BYOB Liquor License Application

**Important! Application must be completed in full. Incomplete applications will be rejected.**

If applicant is an individual or partnership, is each and every person a United States citizen? 5.08.070 (2) Y/N

Is any individual a naturalized citizen? Y/N

If yes, print name(s), date(s) and place(s) of naturalization:

No, Warwick Price is a legal permanent resident from England since 1998, moved here in 1992

List the type of business of the applicant: 5.08.070 (3)

Retail

Number of years in business for the above listed type of business: 5.08.070 (4)

2

Corporations Only: Date of Certificate of Incorporation:

Location/Address and description of business to be operated under this applied for license: 5.08.070 (6)

228 W. Main St.  
St. Charles, IL 60174

Is the premises owned or leased? 5.08.070 (6A)

leased

If premises are leased, it is mandatory that a copy of the lease be provided and that the lease term exceeds the term of the liquor license requested in this application.

Does it? yes

If premises are leased, list the names and addresses of all direct owners or owners of beneficial interests in any trusts, if premises are held in trust: 5.08.070 (6B)

Kathy Tran  
[REDACTED]

Has applicant applied for a similar or other license on the premises other than the one for which this license is sought? 5.08.070 (7)

Y/N

If yes, what was the disposition of the application? Explain as necessary:

Has applicant (and all persons listed on page 1 of this application) ever been convicted of a felony under any Federal or State law, or convicted of a misdemeanor opposed to decency or morality? 5.08.070 (8)

no

Is applicant (and all persons listed on page 1 of this application) disqualified from receiving a liquor license by reason of any matter contained in Illinois State law and/or City of St. Charles Municipal Ordinances?

no

List previous liquor licenses issued by Federal Government, any State Government or any subdivision thereof. Use additional paper if necessary. 5.08.070 (9)

Government Unit:

Date: Location, City/State:

Special Explanations:

Government Unit:

Date: Location, City/State:

Special Explanations:

Have any liquor licenses ever been revoked? 5.08.070 (9)  Y/N

**TO BE COMPLETED BY THE CITY OF ST. CHARLES**  
**ADDENDUM TO RETAIL LIQUOR LICENSE • CITY OF ST. CHARLES DEPARTMENT OF POLICE**

Date: 03/09/20 Name of Applicant: AGUS THISELTON AND WARWICK ADAMS  
 Name of Business: GHOUZLIH MORTALS  
 Address of Business: 228 W MAIN ST. ST. CHARLES, IL 60174

To Liquor Control Commissioner, City of St. Charles, Illinois  
 Pursuant to the provision of the City of St. Charles Municipal Code, Chapter 5.08, Alcoholic Beverages, the following guide shall be in effect for the investigation of an applicant for a Retail Dealers Liquor License:

1. Date on which applicant will begin selling retail alcoholic liquors at this location: UNKNOWN
2. Is the location within 100 feet of any church; school; hospital; home for the aged or indigent persons; home for veterans, their wives/husbands or children; or any military or naval station? NO
3. If the answer to question 2 is yes, answer the following: Is applicant's place of business a hotel offering restaurant service, a regularly organized club, a restaurant, a food shop, or other place where the sale of alcoholic liquors is not the principal business? N/A  
 If so, answer (a), (b), and (c): N/A
  - a. State the kind of such business: N/A
  - b. Give date on which applicant began the kind of business named at this location: N/A
  - c. Has the kind of business designated been established at this location for such purpose prior to February 1, 1934, and carried on continuously since such time by either the applicant or any other person? N/A
4. If premises for which an alcoholic liquor license is herein applied for are within 100 feet of a church, have such premises been licensed for the sale of alcoholic liquor at retail prior to the establishment of such church? If yes, have the premises been continuously operated and licensed for the sale of alcoholic liquor at retail since the original alcoholic liquor license was issued therefore? N/A
5. Is the place for which the alcoholic liquor license is sought a dwelling house, flat, or apartment used for residential purposes? NO
6. Is there any access leading from premises to any other portion of the same building or structure used for dwelling or lodging purposes and which is permitted to be used or kept accessible for use by the public? (Connection between premises and such other portion of building or structure as is used only by the applicant, his/her family and personal guests not prohibited) NO
7. If applicant conducts or will conduct in the same place any other class of business in addition to that of City Retailer of Alcoholic Liquor, state the kind and nature of such business: RETAIL HOMEWORK NOVELTIES
8. Are all rooms where liquor will be sold for consumption on the premises continuously lighted during business hours by natural light or artificial white light so that all parts of the interior shall be clearly visible? YES
9. Are premises located in any building belonging to or under the control of the State of Illinois or any other political subdivision thereof, such as county, city, etc? NO
10. Are the premises for which license is herein applied for a store or place of business where the majority of customers are minors of school age or where the principal business transacted consists of school books, school supplies, food or drinks for such minors? NO
11. It is required by the City of St. Charles that all employees undergo BASSET training. Provide copy of Certificate of training completion. CERTIFICATION PROVIDED
12. From your observation and investigation, has applicant—to the best of your knowledge—truthfully answered all questions? YES  
 If no, state exceptions: \_\_\_\_\_
13. Have all persons named in this application been fingerprinted? \_\_\_\_\_  
 Fingerprinted by: \_\_\_\_\_ Date: \_\_\_\_\_
14. Other necessary data: \_\_\_\_\_

Eric Baumann Investigating Officer: 316 Star Number/Rank: 477 Ward Number:

Recommended Issuing: Yes  No \_\_\_\_\_ Date 4-15-20  
 Chief of Police: [Signature]

QUOTE REFERENCE: LIQ/231513

### ILLINOIS LIQUOR LIABILITY QUOTE

PLEASE READ CAREFULLY. THIS QUOTATION IS NOT A BINDER OF INSURANCE. IT DOES NOT NECESSARILY PROVIDE THE TERMS AND/OR COVERAGE REQUESTED IN YOUR PROPOSAL. THIS QUOTE IS VALID FOR 30 DAYS FROM: 10 January 2020

<b>Coverholder:</b>	G.A. Mavon And Company 10 West Chicago Avenue Mavon Insurance Centre Hinsdale IL 60521	<b>Retail Broker:</b>	Brian Feltes & Associates, Inc 2435 Dean Street, Unit 2D St. Charles IL 60175
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**1. Name and address of Assured (Licensee in respect of Location 1)**

Ghoulish Mortals  
228 W Main Street  
St. Charles  
Illinois  
60174

**2. Sale or gifts of alcohol made by the licensee/s above limited to the following location**

228 W Main Street  
St. Charles  
Illinois  
60174

**3. Period:** From 01 February 2020 to 01 February 2021 both days at 12:01 a.m. Central Standard Time

**4. Insurance to be effected with certain UNDERWRITERS AT LLOYD'S, LONDON: 100%**

<b>5. Classification of Risk</b>	<b>Amount of Gross Annual Receipts</b>
HOST LIABILITY	\$0

Producer Commission 15.00% of Total Premium	<b>Total Premium:</b>	<b>\$500.00</b>
	<b>Policy Fee:</b>	<b>\$25.00</b>
	<b>Total Payable:</b>	<b>\$525.00</b>

LIMIT OF LIABILITY  
Combined Single Limit \$1,000,000

FORMS ATTACHED:  
LII 12 (01/07)  
AIF 856  
AIF 2220

**COVERAGE IS SUBJECT TO SIGNED AND DATED APPLICATION. PLEASE REFER ANY REQUEST TO BIND TO COVERHOLDER.**

*To be effective 3/15/2020*

*B. J. Feltes*

*[Signature]*

# GAMCO PREMIUM FINANCE COMPANY

10 West Chicago Avenue  
Hinsdale, IL 60521-3499

Phone 630-655-2400  
Fax 630-654-4447

## INSURANCE PREMIUM FINANCE AGREEMENT

PERSONAL <input type="checkbox"/>	DATE	AGENT/PRODUCER NO.	ACCOUNT NUMBER
COMMERCIAL <input checked="" type="checkbox"/>	1/10/2020	# BFAI	# 3627.1
BORROWER/INSURED Ghoulish Mortals 2/30/2020			TAX ID NUMBER
STREET 228 W Main Street			HOME PHONE Needed
CITY, STATE, ZIP Saint Charles, IL 60174			WORK PHONE

In consideration of the promise to pay to the respective insurers, the balance of the premiums on the policy or policies described below ("The Policies"), the undersigned borrower/insured (The "Undersigned") jointly and severally promise to pay to the order of GAMCO PREMIUM FINANCE COMPANY (GAMCO) the sum of \$423.18 (Balance Payable) in payments in the amount and on the dates as set forth below. The undersigned represents to GAMCO that all of said policies have been ordered by the undersigned and acknowledges receipt of the original policies or a binder therefore which the undersigned agrees to deliver to GAMCO on demand.

ALL PAYMENTS MUST BE MADE TO GAMCO PREMIUM FINANCE COMPANY, 10 West Chicago Avenue, Hinsdale, IL 60521-3499. Payments the undersigned may make to the Agent/Producer, Insurance Company, or any party other than GAMCO are not considered payments to GAMCO, could cause the undersigned's payment to be late and could result in cancellation of the undersigned's insurance.

### FEDERAL TRUTH IN LENDING DISCLOSURES

TOTAL AMOUNT OF PREMIUMS Includes taxes &/or fees (Cash Price)	AMOUNT OF DOWN PAYMENT	PRINCIPAL BALANCE (Amount Financed) (1) - (2) The amount of credit provided to you or on your behalf	FINANCE CHARGE The dollar amount the credit will cost you	DOC STAMPS (Florida Only)	BALANCE PAYABLE (Total of payments) (3 + 4) The amount you will have paid when you have made all payments as scheduled	ANNUAL PERCENTAGE RATE The cost of your credit as a yearly rate
(1)	(2)	(3)	(4)	(5)	(6)	(7)
\$25.00	\$150.00	\$375.00	\$48.18	\$0.00	\$423.18	29.858%

THE UNDERSIGNED AGREES TO MAKE PAYMENTS AS FOLLOWS:

**NON-REFUNDABLE SERVICE CHARGE: \$30.00**

NUMBER OF PAYMENTS	AMOUNT OF EACH PAYMENT	PAYMENT DUE DATE
9	\$47.02	Payments are due on the same day of each month beginning 2/10/2020

**Security:** The undersigned is giving a security interest in the insurance policies being purchased.

**Late Payment:** If a payment is more than 5 days late, the undersigned agrees to pay a late charge of \$1.00 or 5% of each installment not paid by the due date, whichever is greater.

**Prepayment:** The undersigned may prepay without penalty and may be entitled to a refund of part of the finance charge.

**SEE THE REVERSE SIDE OF THIS AGREEMENT FOR ADDITIONAL INFORMATION ABOUT SECURITY INTEREST, NON-PAYMENT, DEFAULT, ANY REQUIRED REPAYMENT IN FULL BEFORE THE SCHEDULED DATE, AND PREPAYMENT REFUNDS AND PENALTIES.**

#### SCHEDULE OF POLICIES

POLICY OR BINDER #	TYPE OF COVERAGE	EFF DATE	EXP DATE	PREMIUM (Does NOT include taxes & fees)	NAME OF GENERAL AGENT AND INSURANCE COMPANY
TBD	LIQUOR LIABILITY	3/15/2020	1/10/2021	\$500.00	G.A. Mavon & Co. Lloyds' of London

As provided for on the reverse side of this Agreement, the undersigned is granting to GAMCO a power of attorney as well as security interest in the insurance policies the undersigned has purchased. The power of attorney and the security interest grants to GAMCO certain rights, including the right to cancel the undersigned's insurance policies, the right to collect and receive all return or unearned premiums hereon or the proceeds of a loss hereunder, retain the amount owing hereunder, and remit any surplus to the undersigned. If the undersigned does not make its monthly payments as agreed, if for any reason, the undersigned's insurance policies are cancelled, the undersigned is still obligated to pay in full the unpaid balance of this Agreement, including fees and other charges, after the application of any refund of insurance premiums to the amount due GAMCO.

#### AGENT OR PRODUCER WARRANTY

Name of Agent or Producer: BRIAN B. FELTES  
 Agency Name: Brian Feltes & Associates, Inc.  
 Address: 2435 Dean Street, Unit 2D Saint Charles, IL 60175  
 Phone: (630) 762-9090

The Agent/Producer warrants (1) all signatures hereon are valid, genuine and those of the Insureds named in the policies to which this Agreement refers, (2) The policies listed herein have been issued, are in full force and effect, correctly described, have not been assigned and are free and clear of any and all security interests other than those granted to GAMCO by this Agreement, (3) The proper down payment has been collected, (4) The Agent/Producer will promptly return all unearned premium, unearned commissions and dividends either from a cancellation or an endorsement change, (5) That if the Agent/Producer signed this Agreement on behalf of the Insured, that the Agent/Producer was so authorized by the Insured as an Insureds Agent, and such action shall not prevent the Agent/Producer from being an agent of the Insurance Company for other purposes consistent with the law and (6) that all Insureds and their agents had authority and legal capacity to contract on behalf of the insured.

SIGNATURE OF AGENT OR PRODUCER [Signature]

THE ENTIRE AGREEMENT BETWEEN THE UNDERSIGNED AND GAMCO CONSISTS OF THOSE PROVISIONS ABOVE AND THOSE NUMBERED 1 THROUGH 14 INCLUSIVE, APPEARING ON THE REVERSE SIDE HEREOF, AND THERE ARE NO OTHER CONDITIONS, PROVISIONS, UNDERSTANDINGS OR UNDERTAKINGS. THE UNDERSIGNED AGREES TO THE TERMS OF THIS INSURANCE PREMIUM FINANCE AGREEMENT ABOVE AND ON THE REVERSE SIDE HEREOF AND ACKNOWLEDGES RECEIPT OF A COPY HEREOF.

BORROWER/INSURED: DOETHISELTON 2/21/20  
 (Print or Type) Date  
[Signature] Title: owner  
 (Signature)

DO NOT SIGN THIS AGREEMENT BEFORE YOU HAVE READ IT OR IF IT CONTAINS ANY BLANK SPACES. YOU ARE ENTITLED TO A COPY OF THIS AGREEMENT WHICH IS COMPLETE. ABOVE SIGNATURE(S) IS/ARE THOSE OF ACTUAL INSURED NAMED IN THE POLICIES INDICATED ABOVE UNLESS SIGNED BY AGENT/PRODUCER ON BEHALF OF INSURED. IF A CORPORATION, INDICATE TITLE OF SIGNER.

# Certificate of Completion



WARWICK PRICE

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Has diligently and with merit completed the  
On-Premise BASSET Alcohol Certification on 3/6/2020

from the American Safety Council.

A handwritten signature in blue ink, appearing to read "Jeff Parris", written over a horizontal line.

Jeff Parris

# Certificate of Completion



DOVE THISELTON

Has diligently and with merit completed the

On-Premise BASSET Alcohol Certification on 3/5/2020

from the American Safety Council.

  
Jeff Pairan



**Illinois BASSET Training**

This candidate certifies that

WARWICK PRICE

has completed the  
On-Premise BASSET Alcohol Certification

A handwritten signature in blue ink, appearing to read "Warwick Price", written over a horizontal line.

4/5/2020

Exp. Date



**Illinois BASSET Training**

This card certifies that:

**DOVE THISELTON**

has completed the  
**On-Premise BASSET Alcohol Certification**

**4/4/2020**

Exp. Date

## Ghoulish Mortals Party/Event Room Intent:

For our 900 sf space in the basement, our primary use will be kids theme birthday parties, but we also will do themed parties for adults...birthday, showers, anniversaries, retirement, etc. We also do horror movie nights every Thursday at 7pm, horror board game Sundays 12-6 once a month. As we get closer to Halloween and Christmas, we will add various prop and craft make and takes. It is our hope to add BYOB into the mix for those that would like to bring a beer, some wine, or a margarita mix.

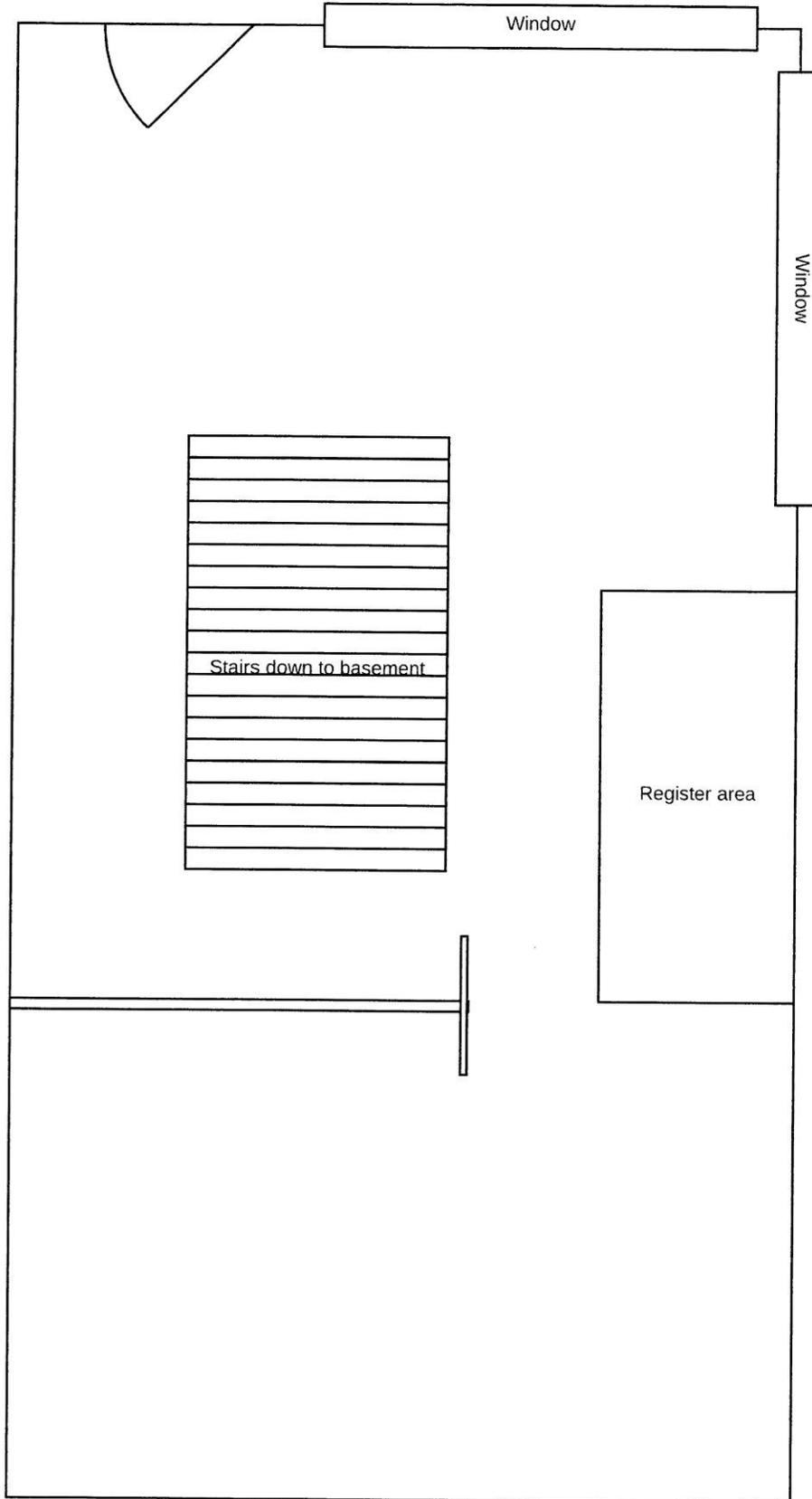
Because of the staircase coming down into the middle of the basement...it divides the room into the activity area and the food/beverage area. During parties, we usually have the activity area cleared out to allow for people to mingle. We have chairs around the main "dance floor" and can set up little tables if the guests ask in advance. In the food area, the whole South wall has a U shaped table wrapping around it for all the food, beverages, presents, cake, etc to be placed on. There is room to mingle here a bit, but most people want to be in the bigger activity space.

During the movie nights, we set up 35 chairs on the "dance floor" which face a 65" tv. For game day and prop/craft classes, we set up tables on both sides of the basement, depending upon turn out.

**228 W. Main St**  
**St. Charles, IL 60174**  
**630-441-2920 store**

Main Street

**46 feet**



Window

Stairs down to basement

Register area

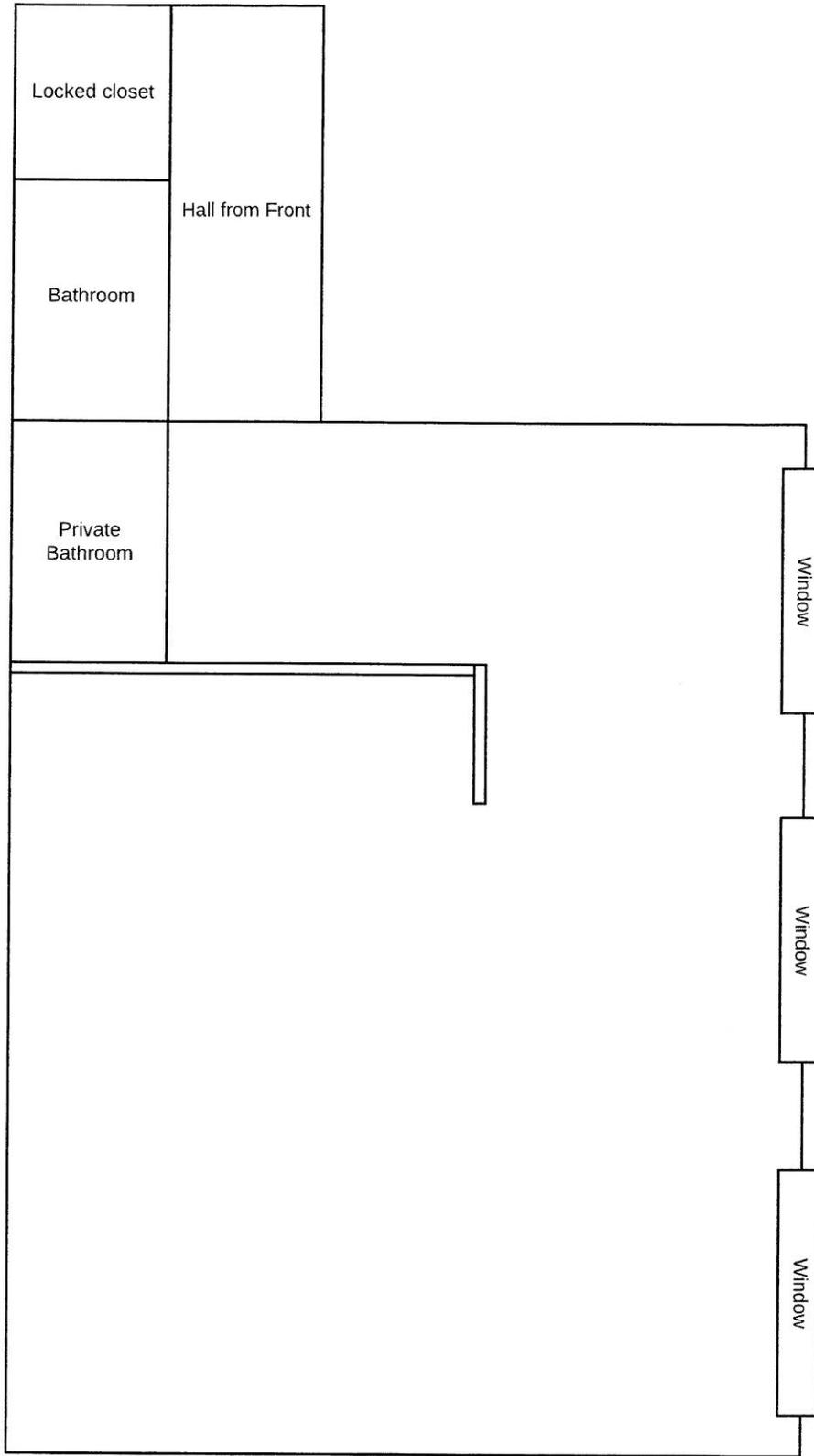
3rd Ave

**18.3 feet**

Hall to  
backroom

Main Store

**22ft**



3rd Ave

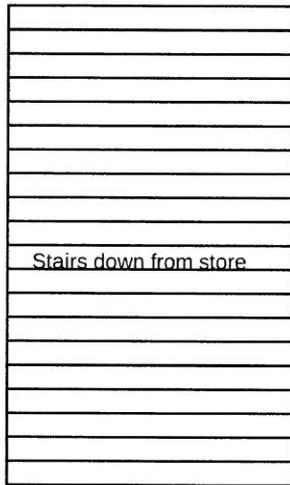
**20 feet**

Backroom

Main Street

**Food area**

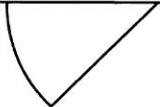
**46<sup>t</sup> feet**



3rd Ave

**Activity Area**

**18.3 feet**



Locked door to storage



Stairs up to back room

**Basement**