



**AGENDA ITEM EXECUTIVE SUMMARY**

**Agenda Item Number: IIA2**

**Title:**

Motion to approve a Proposal for an A1 Liquor License Application for MP’s Liquor, Wine & Beer, Located at 201 W. Main St., St. Charles.

**Presenter:**

Police Chief James Keegan

**Meeting:** City Council Meeting

**Date:** November 2, 2020

Proposed Cost: \$

Budgeted Amount: \$

Not Budgeted:

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

MP’s Liquor, Wine & Beer is located at the former Kettley Realtor site at 201 W. Main St.

- Please see the attached documents supporting this request.
- This item was presented at the Liquor Control Commission meeting on October 19, 2020 and receive a vote of 3 - 0 against recommendation for approval. It was presented at the Government Operations Committee meeting the same evening and received a vote of 5 - 4 in favor of approval.

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

Summary, Liquor License Application, Insurance Quote, BASSET Certificate, Floor Plan, Business Plan

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

Motion to approve a proposal for an A1 Liquor License application for MP’s Liquor, Wine & Beer, located at 201 W. Main St., St. Charles.



# Memo

Date: 10/13/2020  
To: The Honorable Ray Rogina, Mayor-Liquor Commissioner  
From: James Keegan, Chief of Police  
Re: Background Investigation- A1 Liquor License for MP'S Liquor, Wine and Beer located at 201 W. Main Street

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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 above-mentioned establishment.

MP's Liquor, Wine and Beer intends to open and operate a full-service liquor store at the above location. This is a 2,100 square foot building formerly known as Kettley Realtors with intended hours of operation as 10am-10pm.

The applicant owns and operates similar stores in both Batavia and North Aurora. The site-plan, business plan and the corresponding application materials were reviewed by members of my staff. Dram Shop insurance and Basset certification are in order. There was a questionable citation and fine in nearby Batavia (2018) which resulted in the applicant pleading "liable" to both an underage sale to a minor (local ordinance violation) and a subsequent fine from their liquor commission. The applicant did not disclose this incident on his application material nor his interest in the Batavia store; only his North Aurora location. Furthermore, he was less than forthcoming in terms of evidence retention in the Batavia incident.

North Aurora reports no associated problems or police activity in their jurisdiction nor does Carol Stream where the applicant resides. I reviewed 5.08.080 (License – Restriction on Issuance) and although the above mentioned material is concerning, it does NOT necessarily prohibit the applicant from being issued a liquor license as both of the aforementioned licenses are in good-standing with both the State of Illinois and their local jurisdictions.

Please see the attached material for further information. Thank you in advance for your consideration in this matter.



# Memo

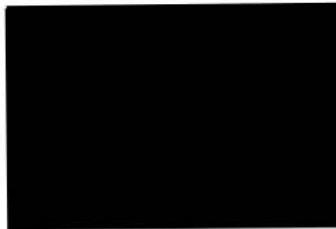
Date: 10/05/20  
To: Chief Keegan (via chain of command)  
From: Detective Bauwens  
Re: Liquor License Background, Samp Two, INC (MP's Liquor, Wine and Beer)

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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 A Package liquor license for the business, Samp Two, INC (DBA MP's Liquor Wine & Beer). This business is to be located at 201 W. Main St.

### **Applicants:**

Patel, Pratik



### **Application:**

The application was received on or around 10/02/20. The application is for a Class A Liquor License for the sale of packaged alcohol. The business will be located at 201 W Main St. The application is complete to include a signed lease pending the issuance of a liquor license, floor plan and a quote for Certificate of Insurance (dram shop). Pratik is listed as the Corporate Officer, respectively, of Samp Two INC.

### **Records Checks:**

Pratik Patel provided 1 residence in the past 10 plus years;

Current address of 

A check with Carol Stream Police records and TLO showed nothing that would prohibit obtaining a liquor license. I CLEAR showed no contacts for Pratik. SCPD also showed no contacts for Pratik.

*Service, Courage, Professionalism, Dedication*



NewWorld did show numerous contacts with Batavia PD. These contacts were a result of Pratik's employment/co-ownership at Batavia Smoke and Liquor. On 06/30/18 Batavia received a tip that Batavia Smoke and Liquor was selling alcohol to underage persons. The tipster was specific in that she named her boyfriend as purchasing the alcohol from Pratik. The tipster went on to state that on their second trip into Batavia Smoke and Liquor on 06/30/18, Pratik told the underage person not to come back so frequently because his store was being "watched" due to selling alcohol to minors.

On 07/16/18 the same tipster notified 911 that her underage boyfriend was driving intoxicated. The officer located the vehicle at Batavia Smoke and Liquor and observed the underage subject exit the store with alcohol. The subject was ultimately arrested and stated Pratik sold him the alcohol. Pratik denied selling the alcohol to the minor. The officers then asked to see the video. They discovered the video surveillance was deleted for that day. Pratik claimed to not know how to use the system and denied deleting the video surveillance. An officer on scene was familiar with Pratik and his use of the surveillance system due to a prior investigation on 06/27/18. Pratik still claimed to not know how to use the system. Pratik was charged with sale of alcohol to a minor in this incident.

It should be noted that Pratik knew how to operate the video surveillance on 01/14/18 as he assisted with providing video surveillance for a different investigation. On 11/14/18 a customer slipped on an oil spot in the parking lot. Pratik advised the officer that he does not have access to the video surveillance any longer, only the building owner does. Then on 01/28/19, Pratik was able to access the video surveillance to assist with a different investigation. These reports are attached to this packet. Pratik did cooperate with the Batavia Police Department when CBD products began being sold in the area. BPD requested a packet of the CBD product (for field testing purposes) that Batavia Smoke and Liquor offered for sale. Pratik provided the packet of CBD free of charge.

Pratik did not include his co-ownership of Batavia Smoke and Liquor in his application. Pratik is on the Liquor License according to the Illinois Liquor Control Commission, license number 1A-1128645. Their records indicate he owns 25 percent and is listed as the president.

Pratik did include his ownership of MP'S Liquor and Wine in North Aurora in his application. He does possess license 1A-1137557, issued on 02/28/20 by the Illinois Liquor Control Commission. I contacted North Aurora Police and found no contacts with this establishment or Pratik.

I searched the Kane County and DuPage County circuit clerk records. Kane County records indicated Pratik received supervision for the sale of alcohol to a minor. This was in regards to the Batavia incident on 07/16/18. I was able to locate 7 different traffic violation cases involving Pratik. It appears Pratik did not pay the fine when required in 6 of these cases. In several of these cases, the status indicated the clerk was to notify the Secretary of State (SOS) for failure to pay for the fines. All of the fines were eventually

paid. In case 2013TR119975, the SOS was notified on 05/11/14 of the failure to pay. This fine was not satisfactorily paid until 01/21/19.

I then located case 2013MR001722, which indicates Pratik was arrested on 11/10/13 for being a Fugitive from Justice. I contacted the DuPage County Sheriff's office and was able to obtain a copy of this report. The report indicated that Pratik was wanted by the Kosciusko County Sheriff's office in Warsaw, IN. The warrant was for Fraud – Identity Deception. I was able to obtain a copy of this report from the Kosciusko County Sheriff's office. The report indicated Pratik used the identity of his father's business partner (Bhavesh Patel, no relation) to open and use a Discover credit card. Pratik used the fraudulent credit cards to pay for his monthly membership at a health club and made additional purchases. The total loss was \$3,016.71. The report also indicated there were additional credit cards Bhavesh found to have been opened using his identity that he did not authorize. The report ends and there was no further information. The case was exceptionally cleared with no complaints signed.

Pratik has a current BASSET certification. Illinois Secretary of State LLC check on Samp One INC DBA MP's Liquor and wine in North Aurora and Samp Two INC showed nothing preventing it from being issued a Liquor License. Pratik's fingerprints were submitted to the FBI and Illinois Bureau of Identification; the FBI response indicated Pratik was arrested for driving while license suspended (DWLS) on two different occasions. One arrest was by Bartlett PD on 08/12/10 and the other was by Carol Stream on 08/18/10. The Illinois State Police records only show the Carol Stream arrest for DWLS.

#### **SITE VISIT and INTERVIEW WITH APPLICANTS:**

On 10/08/20 I met with Pratik at the 201 W Main St. The business is currently vacant. The products and purchases will be made on the main level. There is a door for the basement that will be secured. No products will be stored in the basement. The basement will be utilized for the equipment needed to run the coolers. Pratik advised me he has the remodelers already contracted. They will begin work as soon as he is able to obtain a liquor license. He hopes to have the renovations done by the beginning of January and the business operating then.

Pratik went on to say that he chose this site due to its location. He drives by this area frequently and thought it would be a perfect fit. He plans on hiring family members to assist with the operations at first. They will be Basset certified. He also hopes to move to the St. Charles area.

I did ask Pratik about the incident with the sale of alcohol to a minor. Pratik advised me the subject had stopped in his store earlier in the day. The subject provided an ID when he purchased alcohol at that time. The subject returned a second time and purchased Swisher cigars. The police made contact with the subject in the parking lot because the subject parked in a handicapped spot. The police observed the open alcohol in the vehicle and that is why he was cited. Pratik stated the officers told him it didn't make a

difference that the subject purchased the alcohol earlier with an ID and cited him. He did pay his fine. Pratik also stated the system had crashed which is why there was no surveillance. He denied telling the officers that he didn't know how to use the system. I advised him of the discrepancies from what he had just explained and the police report. Pratik advised me he was just telling me how it all went down that day. I asked him if he was saying the officers lied in their report. He stated he was not saying that; he was just telling me how everything happened in that incident.

I asked him about his citations from DuPage County. He advised me he does tend to drive fast and used to get a lot of tickets. He stated that he paid for all of his citations. I asked him why he didn't pay his tickets on time. He stated he did pay for his tickets on time, he had requested extensions. He does not know why the records would indicate otherwise. I asked him about the ticket from 2013 and the records showing he didn't pay until 2019 and he did not recall that information.

I asked Pratik about the Fraud incident from Indiana. He explained that his dad had a business and business partner in Indiana. They had a falling out and the business partner was essentially trying to get even. I advised him I reviewed the report and saw that he (Pratik) had used the credit card to pay for his membership at the health club. Pratik then stated that he and his family were not doing well financially and the business partner was helping out. He wasn't sure what happened between his father and the business partner. He didn't even know about the warrant until he was arrested. He went to court for this and his attorney wrote the business partner, but there was no reply. The case was eventually dropped. He added that he did not know if his father ever contacted the business partner.

This concludes this background investigation.

EB #316

*Eric Bauwens 316*

**City of St. Charles, Illinois Liquor Control Commissioner**  
**CITY RETAIL LIQUOR DEALER LICENSE APPLICATION**  
**APPLICATION FEE IS NON REFUNDABLE**



Incomplete applications will not be accepted.  
**Applications may be submitted to:** 2 E. Main Street, St. Charles, IL 60174-1984

**APPLICATION CHECKLIST**

Check items to confirm all are attached to this application	Applicant	Office Use
<b>Application Fee of \$200 (5.08.070C)</b> Non-refundable	<input type="checkbox"/>	<input type="checkbox"/>
<b>Completed Application</b> for all questions applicable to your business.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Copy of Lease/Proof of Ownership</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Copy of Dram Shop Insurance</b> or a letter from insurance agent with a <u>proposed quote</u> .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Copy of Articles of Corporation</b> , if applicable.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Completed B.A.S.S.E.T. (Beverage Alcohol Sellers &amp; Servers Training) form</b> – filled out for all employees. A copy of the B.A.S.S.E.T. certificate is <b>only</b> needed for <b>each manager</b> . It is the business establishment's responsibility to keep copies of all B.A.S.S.E.T. certificates on file for all of their employees.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Copy of Site Plan for Establishment (Drawn to scale</b> including the parking lot, patio and/or deck, outdoor seating).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Copy of Floor Plan for Establishment (Drawn to scale and must include</b> the layout of the establishment with tables, chairs, aisles, displays, cash register, bar, and lounge area with dimensions, percentage, and square footage noted for each space). Be sure to also include all <b>fixed objects</b> , such as pool tables, bar stools, vending/amusement machines; as well as all <b>exits</b> .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Copy of Business Plan, to include:</b> <input checked="" type="checkbox"/> Hours of Operation <input type="checkbox"/> Copy of Menu <i>NA</i> <input type="checkbox"/> Whether or not live music will be played at this establishment <i>NA</i> <input type="checkbox"/> Will there be outdoor seating and/or outdoor designated smoking area <i>NA</i> <input type="checkbox"/> <b>Do not include a marketing or financial plan with this business plan</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Are any building alterations planned for this site?</b> If not sure, please contact <b>Building &amp; Code Enforcement at 630.377.4406</b> and/or <b>Fire Prevention Bureau at 630.377.4458</b> to discuss whether or not a walk-thru and/or permit are necessary.	<input type="checkbox"/>	<i>yes pending</i> <input type="checkbox"/>
<b>All managers have been fingerprinted who are employed by your establishment.</b> When new management is hired, it is imperative you contact the Mayor's office to be fingerprinted so the City's business files are appropriately updated.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Alcohol Tax Acknowledgement and Business Information Sheet</b>	<input type="checkbox"/>	<input type="checkbox"/>

**OFFICIAL USE ONLY**

\_\_\_\_\_  
 Signature of Investigating Officer

\_\_\_\_\_  
 Badge Number & Rank

Approval Recommended\*       Approval NOT Recommended

\_\_\_\_\_  
 Signature of Chief of Police

\_\_\_\_\_  
 Date

**\*ISSUANCE OF THIS LICENSE IS CONTINGENT ON MEETING ALL REQUIRED BUILDING AND FIRE DEPARTMENT REQUIREMENTS.**

Date Application Received: 10-2-2020

**LICENSE INFORMATION:**

A Package \$3200-3600

B Restaurant \$2400-3600

C Tavern \$2400-3600

D Hotel/Banquet/Arcada/Q-Center/Entertainment/Club - \$varies

G Brewery/Restaurant or Site License - \$varies

Late Night Permit 1:00am \$800 (B/C only)

Late Night Permit 2:00am \$2300 (B/C only)

\*Initial Liquor License fees for A, B, C, D, G are reduced by 50% for annual renewals and licenses issued after Nov 1.  
\*Licenses are valid until April 30 following issuance and a renewal application is required for the next year (May 1-April 30) (5.08.040)

**APPLICANT INFORMATION**

1. Type of Business:  Individual  Partnership  Corporation  Other (explain):

2. Business Name: MP'S LIQUOR WINE & BEER

3. Business Address: 201 WEST MAIN STREET

4. Type of Business (5.08.070-3): <u>LIQUOR STORE</u>	5. Length of Time in this Business (5.08.070-4): <u>7yrs</u>	6. Value of merchandise that normally will be in inventory when in operation (5.08.070-5): <u>\$150,000.00 - \$170,000.00</u>	
7. Business Phone: <u>630-504-8729</u>	8. Business E-mail: <u>mpsliquorandwine@gmail.com</u>	9. Business Website:	10. Illinois Tax ID Number: <u>not applied yet</u> <u>85-2836491 FEI</u>
11. Applicant/Contact Person Name: <u>PRATIK PATEL</u>		12. Title: <u>PRESIDENT/MANAGER</u>	13. Email: <u>Pat_1992_21@yahoo.com</u>

14. Applicant Home Address, and all addresses for the last 10 years:  
[REDACTED]

15. Ph #: <u>630-504-8729</u>	[REDACTED]	16. Date of Birth: [REDACTED]	17. Birthplace: <u>NATICK, MASS</u>
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18. If Corporation, Corporation Name:  
SAMP TWO INC.

19. Corporation Address (city, state, zip code):  
[REDACTED]

**ADDITIONAL OWNERS, INVESTORS (greater than 5% interest), and MANAGER INFORMATION**

Full Name, include middle initial: \_\_\_\_\_ Title: \_\_\_\_\_

Birthdate: \_\_\_\_\_ Birthplace: \_\_\_\_\_ Driver's License#: \_\_\_\_\_ Home Phone: \_\_\_\_\_

Home Address, and all addresses for the last 10 years: \_\_\_\_\_ Email Address: \_\_\_\_\_

**Full Name, include middle initial:** \_\_\_\_\_ **Title:** \_\_\_\_\_  
**Birthdate:** \_\_\_\_\_ **Birthplace:** \_\_\_\_\_ **Driver's License#:** \_\_\_\_\_ **Home Phone:** \_\_\_\_\_  
**Home Address, and all addresses for the last 10 years:** \_\_\_\_\_ **Email Address:** \_\_\_\_\_

**Full Name, include middle initial:** \_\_\_\_\_ **Title:** \_\_\_\_\_  
**Birthdate:** \_\_\_\_\_ **Birthplace:** \_\_\_\_\_ **Driver's License#:** \_\_\_\_\_ **Home Phone:** \_\_\_\_\_  
**Home Address, and all addresses for the last 10 years:** \_\_\_\_\_ **Email Address:** \_\_\_\_\_

**BUSINESS ESTABLISHMENT LOCATION INFORMATION**

1. Exact Street Address for liquor license: <b>201 WEST MAIN ST</b>	2. # Parking Spaces: <b>Street parking only</b>	3. Outside Dining s.f. [17.20.020-R]: <b>NA</b>	4. Total Building s.f.: <b>2100</b>
5. Total # Seats: <b>None</b>	6. Live Entertainment Area s.f. [5.08.010-H]: <b>None</b>		
7. Brief Business Plan description based on type of establishment listed above (5.08.070-6): <b>PACKAGE LIQUOR STORE WITH WINE AND BEER</b>			

**PROPOSED FLOOR PLAN/LAYOUT OF PROPERTY**

**Attach to this application a floorplan or layout of the proposed facility to include the following:**

1. Every application for Liquor license shall have attached thereto a site drawing of the proposed licensed premises, drawn to scale showing the following:
  - a. The location of all rooms, segregated areas, including outdoor seating areas and the square footage thereof;
  - b. The designated use of each room or segregated area (i.e. dining room, holding bar, service bar, kitchen, restrooms, outdoor seating areas, all rooms and segregated areas, including outdoor areas where alcoholic liquor may be served or consumed and all locations where live entertainment may be provided);
  - c. The proposed seating capacity of rooms or segregated areas where the public is permitted to consume food and/or alcoholic beverages and/or live entertainment may be provided.
2. The site drawing is subject to the approval of the Local Liquor Control Commissioner. The Local Liquor Commissioner may impose such restrictions as he deems appropriate on any license by noting the same on the approved site drawing or as provided on the face of the license.
3. A copy of the approved site drawing shall be attached to the approved license and is made a part of said license.
4. It shall be unlawful for any licensee to operate and/or maintain the licensed premises in any manner inconsistent with the approved site drawing.

**THE FIRE PREVENTION BUREAU WILL FURNISH ALL FINAL, PERMITTED OCCUPANCY NUMBERS FOR THIS LICENSE.**

**CORPORATION / PREMISES QUESTIONS**

1. If applicant is an individual or partnership, is each and every person a United States citizen (5.08.070-2)?  Yes  No

1. Is any individual a naturalized citizen?  Yes  No  
 If yes, print name(s), date(s), and place(s) of naturalization:

2. Is the premises owned or leased (5.08.070-6A)?  Owned  Leased

3. If the 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):

Name of Building Owner: MARK GROSSKLAG Phone Number: 630-788-6077  
 Address of Building Owner: 203 WEST MAIN ST E-mail Address: Mgklag@amnetek.net  
 ST. CHARLES, IL 60174 Mailing Address of Building Owner (if different):

Name of Building Owner: Phone Number:  
 Address of Building Owner: E-mail Address:  
 Mailing Address of Building Owner (if different):

Name of Building Owner: Phone Number:  
 Address of Building Owner: E-mail Address:  
 Mailing Address of Building Owner (if different):

4. Does the applicant currently operate, or operated in the past, any other establishment within the City of St. Charles that requires a liquor license?  Yes  No  
 If yes, please list the business name(s) and address(es):

5. Does applicant have any outstanding debt with the City of St. Charles, including, but not limited to, utility bills, alcohol tax, and permit fees, for any current or previous establishment owned, operated or managed by the applicant?  Yes  No  
 If yes, please note the City of St. Charles requires all debt to be paid in full before consideration of a new or renewed liquor license is issued. (5.08.050)

6. Are any improvements planned for the building and/or site that will require a building permit?  Yes  No  
 If yes, has a building permit been applied for?  Yes  No Date of permit application pending  
 WORKING WITH BUILDING & CODE ENFORCEMENT

7. 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)?  Yes  No  
 If yes, what was the disposition of the application? Explain as necessary:

8.	<p>Has applicant (and all persons listed on page 2 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)? <input type="radio"/> Yes <input checked="" type="radio"/> No</p> <p>Is applicant (and all persons listed on page 2 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? <input type="radio"/> Yes <input checked="" type="radio"/> No</p>
9.	<p><b>List previous liquor licenses issued by any State Government or any subdivision thereof (5.08.070-9). Use additional paper if necessary.</b></p> <p><b>Government Unit:</b> CITY OF NORTH AURORA      Location, City/State: NORTH AURORA, IL 60542</p> <p>Date: 3/2018      Special Explanations:</p> <p><b>Government Unit:</b>      Location, City/State:</p> <p>Date:      Special Explanations:</p>
10.	<p>Have any liquor licenses possessed ever been revoked (5.08.070-9)? <input type="radio"/> Yes <input checked="" type="radio"/> No</p> <p><b>If yes, list all reasons on a separate, signed letter accompanying this application.</b></p> <p>Has any director, officer, shareholder, or any of your managers, ever been denied liquor license from any jurisdiction? <input type="radio"/> Yes <input checked="" type="radio"/> No</p> <p><b>If yes, proceed to Question 15. If more space is needed, please attach a separate sheet of paper with the information.</b></p>
11.	<p><b>Complete ONLY if yes was answered to the question above (10):</b></p> <p>Name:      Name of Business:</p> <p>Position with the Business:      Date(s) of Denial:</p> <p>Reason(s) for Denial of License:</p>
12.	<p>Date of Incorporation (Illinois Corporations) (5.08.070-10): 8/31/2020</p> <p>Date qualified under Illinois Business Corporation Act to transact business in Illinois (Foreign Corporation): 8/31/2020</p>
13.	<p>Has the applicant and all designated managers read and do they all understand and agree not to violate any laws of the United States, the State of Illinois, and any of the ordinances of the City of St. Charles in conducting business (5.08.070-11)? <input checked="" type="radio"/> Yes <input type="radio"/> No</p> <p>Have you, or in the case of a corporation, the local manager, or in the case of a partnership any of the partners, ever been convicted of any violation of any law pertaining to alcoholic liquor? <input type="radio"/> Yes <input checked="" type="radio"/> No</p> <p>Have you, or in the case of a corporation the local manager, or in the case of a partnership any of the partners, ever been convicted of a felony? <input type="radio"/> Yes <input checked="" type="radio"/> No</p> <p>Have you ever been convicted of a gambling offense? <input type="radio"/> Yes <input checked="" type="radio"/> No (If a partnership or corporation, include all partners and the local manager(s).)</p>

Will you and all your employees refuse to serve or sell alcoholic liquor to an intoxicated person or to a minor?  
 Yes  No

14. All individual owners, partners, officers, directors, and/or persons holding directly or beneficially more than five (5) percent in interest of the stock of owners by interest listed on page 2 of this application must be fingerprinted by the City of St. Charles Police Department (5.08.070-A12).  
 Has this been done?  Yes  No  
 If yes, date(s): 9/30/2020

15. Has the applicant attached proof of Dram Shop Insurance to this application or already furnished it to the City of St. Charles (5.08.060)?  Yes  No quote If already furnished, date of delivery:

16. Is the premises within 100 feet of any real property of any church; school; hospital; home for the aged or indigent persons; home for veterans, their wives/husbands, or children; and/or any military or naval station (5.08.230)?  
 Yes  No

**B.A.S.S.E.T. TRAINING**

Please list employees required to have B.A.S.S.E.T training on this page – include all managers, assistant managers, bartenders, and clerks who are permitted to make alcoholic liquor sales. Include copies of certificates for managers only and mark Manager if applicable. Add another page, if needed.

Name (First, Middle, Last): PRATHI PATEL Birthdate: [REDACTED]  
 Home Street Address, Incl City, State, Zip: [REDACTED]  
 Date of Course: [REDACTED] Place Course was Taken: ONLINE Certificate Granted? Y/N: YES Expiration: [REDACTED]

Name (First, Middle, Last): Birthdate:  
 Home Street Address, Incl City, State, Zip:  
 Date of Course: Place Course was Taken: Certificate Granted? Y/N: Expiration:

Name (First, Middle, Last): Birthdate:  
 Home Street Address, Incl City, State, Zip:  
 Date of Course: Place Course was Taken: Certificate Granted? Y/N: Expiration:

Name (First, Middle, Last): Birthdate:  
 Home Street Address, Incl City, State, Zip:  
 Date of Course: Place Course was Taken: Certificate Granted? Y/N: Expiration:

**NEW MANAGEMENT REQUIREMENTS**

Whenever a new manager comes on board, the City must be notified and that person must be fingerprinted.  
 It is the business establishment's responsibility to keep copies of all B.A.S.S.E.T. certificates on file for their employees.

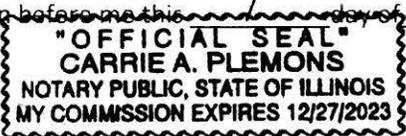
**COMMENTS/ADDITIONAL INFORMATION**

**Business Name:** SAMP TWO INC DBA: MP'S LIQUOR WINE & BEER

**SIGNATURES**

[Signature]  
 Applicant's Signature

Subscribed and sworn before me this 10 day of OCTOBER, 20 20

(Seal)  [Signature]  
 Notary Public

**ADDENDUM TO RETAIL LIQUOR LICENSE APPLICATION**

To be completed by the City of St. Charles Police Department

Date: 10/08/2020 Name of Applicant: PRATIK PATEL

Name of Business: MP'S LIQUOR WINE @ BSK

Address of Business: 201 W. MAIN ST Ward Number: 4TH

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 Dealer's Liquor License:

1. Date on which applicant will begin selling retail alcoholic liquors at this location:  
01/02/2021
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?  Yes  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?  Yes  No  
 If yes, answer a, b and c:  
 a. State the kind of such business:  
 b. Give date on which applicant began the kind of business named at this location:  
 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?  
 Yes  No  
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

	<p>licensed for the sale of alcoholic liquor at retail prior to the establishment of such church? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>N/A</i></p>
5.	<p>Is the place for which the alcoholic liquor license is sought a dwelling house, flat, or apartment used for residential purposes?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
6.	<p>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.)</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
7.	<p>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: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
8.	<p>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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
9.	<p>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.? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
10.	<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
11.	<p>It is required by the City of St. Charles that all employees undergo BASSET training. Provide a copy of the certificate of training completion for each manager. All certificates for managers have been submitted: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
12.	<p>From your observation and investigation, has applicant—to the best of your knowledge—truthfully answered all questions?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If no, state exceptions:</p>
13.	<p>Have all persons named in this application been fingerprinted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Fingerprinted by: <i>SCPD</i> Date: <i>09/30/2020</i></p>
14.	<p>Other necessary data:</p> <p><i>505 MEMO</i></p>



**Illinois  
Casualty  
Company**

225 20th Street, Rock Island, IL 61201 • (309) 793-1700 • (800) 445-3726 • Fax: (309) 793-1707 • www.ilcasco.com

**Date:** 09/04/2020

**Agency:** Chicagoland SIA, AP

**Attention:** Joanne Hart

**Enclosed Quote(s):**

**LQ1291129 Liquor Liability**

Named Insured(s): Samp Two Inc DBA MP's Liquor

Location(s) of Risk: 1 - 201 W Main St, Saint Charles, IL 60174 (Kane County)

***Any deletion or modification of coverage may not be directly proportional to the premium charge shown on the quotation. Please contact your Underwriter for a revised quotation if any coverages are deleted or modified.***

Quotation(s) expire thirty (30) days from the indicated effective date shown on the quotation(s).

For any questions, please contact us immediately.

Jamie Malloy, CPCU, AU, AIS  
Team Leader

## NEW BUSINESS QUOTATION

*Insurance Proposal for:*  
**Samp Two Inc DBA MP's Liquor**

*Presented by:*  
**Chicagoland SIA, AP**

These materials provide a brief overview of insurance protection that may be provided by Illinois Casualty Company. Given the space limitation, a complete analysis of each and every policy term, condition, exclusion or other provision cannot be provided. These materials are subject to the terms of the actual insurance policy or policies issued. Please read your entire policy or policies issued. Contact your insurance agent with any questions.

Any deletion or modification of coverage may not be directly proportional to the premium charge shown on the quotation. Premiums by premises are included for allocation purposes only.



**Illinois  
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**Illinois  
Casualty  
Company**

## **YOUR SUPPORT IS NEEDED!**



*The Illinois Licensed Beverage Association is an advocate for retail business engaged in the sale and/or service of beverage alcohol.*

### **ILLINOIS LICENSED BEVERAGE ASSOCIATION**

Members make the Illinois Licensed Beverage Association (ILBA) an effective advocate. With a diverse, active membership involved in the policymaking process, ILBA's positions can truly represent an industry point of view.

The Illinois Licensed Beverage Association is an advocate for retail businesses engaged in the sale and/or service of beverage alcohol. A not-for-profit business trade association, the ILBA:

- ◆ Expresses, promotes, and accomplishes the aims and desires of Illinois alcoholic beverage permit holders.
- ◆ Encourages a better relationship between the retail beverage industry and the citizens of the State of Illinois.
- ◆ Works to cooperate with all legally constituted law enforcement agencies so that all businesses of alcoholic beverage permittees are operated in accordance with Illinois State Law.
- ◆ Elevates the reputation of the licensed beverage industry in the opinions of all that come in contact with it.
- ◆ Provides a means through which a better understanding and relationship is secured among members of the retail beverage industry throughout Illinois.



Illinois Casualty Company is endorsed by the ILBA as the preferred provider of insurance protection for its members. As an insurer of taverns, restaurants, package liquor stores, private clubs and banquet facilities, our successes are dependent upon the successes of your industry.

***As an ILBA member, you may qualify for a premium savings of up to 20% on your liquor liability insurance - ask your Illinois Casualty Company Agent for details.\****

***If you are already a member, thank you for your support! If you are not a member, JOIN TODAY via the attached membership application.***

\*You must be an active ILBA member by the effective date of the policy.



Quote #:	<b>LQ1291129</b>	Proposed Effective Date:	September 3, 2020
Quote Date:	September 4, 2020	Proposed Expiration Date:	September 3, 2021
Named Insured(s): <b>Samp Two Inc DBA MP's Liquor</b>			

**LIQUOR LIABILITY**

Illinois Casualty Company

<u>Description</u>	<u>Limits of Insurance</u>		
	<u>Option 1</u>	<u>Option 2</u>	<u>Option 3</u>
Each Common Cause Limit	\$150,000	\$300,000	\$500,000

**Premises 1** 201 W Main St, Saint Charles, IL 60174  
Kane County

		<u>Premium</u>		
		<u>Option 1</u>	<u>Option 2</u>	<u>Option 3</u>
Food receipts:	\$50,000			
Liquor receipts:	\$500,000			
Other receipts:	\$0	\$487	\$521	\$530
<b>Total receipts:</b>	<b>\$550,000</b>			

**Coverages Provided**

<u>Description</u>	<u>Premises</u>	<u>Premium</u>		
		<u>Option 1</u>	<u>Option 2</u>	<u>Option 3</u>
Certified Terrorism Coverage	All	Included	Included	Included

(\*) - Items automatically added or changed by ICC.

(\*\*) - Items requested to be added or changed.

**PREMIUM TOTALS**

	<u>Option 1</u>	<u>Option 2</u>	<u>Option 3</u>
<i>Minimum Applicable Total Premium:</i>	\$250	\$250	\$250
<b>TOTAL PREMIUM:</b>	<b>\$487</b>	<b>\$521</b>	<b>\$530</b>
<b>Potential premium savings* as a member of the Illinois Licensed Beverage Association:</b>	<b>\$98</b>	<b>\$104</b>	<b>\$106</b>
<b>Total Annual Premium with maximum ILBA credit applied:</b>	<b>\$389</b>	<b>\$417</b>	<b>\$424</b>

\* Members of the ILBA may qualify for a premium credit of up to 20%, dependent upon answers to the ILBA Questionnaire and applicable minimum premiums; the credit shown above is the maximum premium credit available - actual premium credit that will be applied may be less.

(\*) - Items automatically added or changed by ICC.

(\*\*) - Items requested to be added or changed.

## NOTICE OF TERRORISM COVERAGE

You are hereby notified that under the Terrorism Risk Insurance Act, as amended, you have a right to purchase insurance coverage for losses resulting from "certified acts of terrorism", as defined in Section 107(a)(1) of the Act: The term "act of terrorism" means any act that is certified by the Secretary of the Treasury to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States (U.S.) Government by coercion.

You should know the terrorism coverage offered under this policy excludes "certified acts of terrorism" involving nuclear, biological, chemical or radiological terrorism.

You should know that where coverage is provided by this Policy for losses resulting from "certified acts of terrorism", such losses may be partially reimbursed by the U.S. Government under a formula established by federal law. However, your Policy may contain other exclusions which might affect your coverage, such as an exclusion for nuclear events. Under the formula, the U.S. Government generally reimburses 85% of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage. The premium charged for this coverage is provided below and does not include any charges for the portion of loss that may be covered by the federal government under the Act.

You should also know that the Terrorism Risk Insurance Act, as amended, contains a \$100 billion cap that limits U.S. Government reimbursement as well as insurers' liability for losses resulting from "certified acts of terrorism" when the amount of such losses in any one calendar year exceeds \$100 billion. If the aggregate insured losses for all insurers exceed \$100 billion, your coverage may be reduced.

The portion of your annual premium that is attributable to coverage, as provided, for "certified acts of terrorism" is: \$0.00 (zero).



**GENERAL INFORMATION**

Quote Subject to Satisfactory Inspection and Verification of Loss History.

NOTE: An original, signed APPLICANT'S AGREEMENT TO THE INSURANCE APPLICATION(S) is required for each named insured before a policy can be issued.

**LIQUOR LIABILITY INFORMATION**

**COVERAGE**

Coverage includes common law coverage for the injuries that occur in state and out of state. No annual aggregate limit. "Owners" of premises automatically qualify as insureds.

**UNDERWRITER COMMENTS**

Please provide complete information regarding the applicant's CGL carrier. We cannot bind coverage without this information.

Company -

Limits -

Policy Term -

# Certificate of Completion

**American  
Safety Council**

PRATIK PATEL

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Has diligently and with merit completed the  
Off-Premise BASSET Alcohol Certification on 3/27/2018

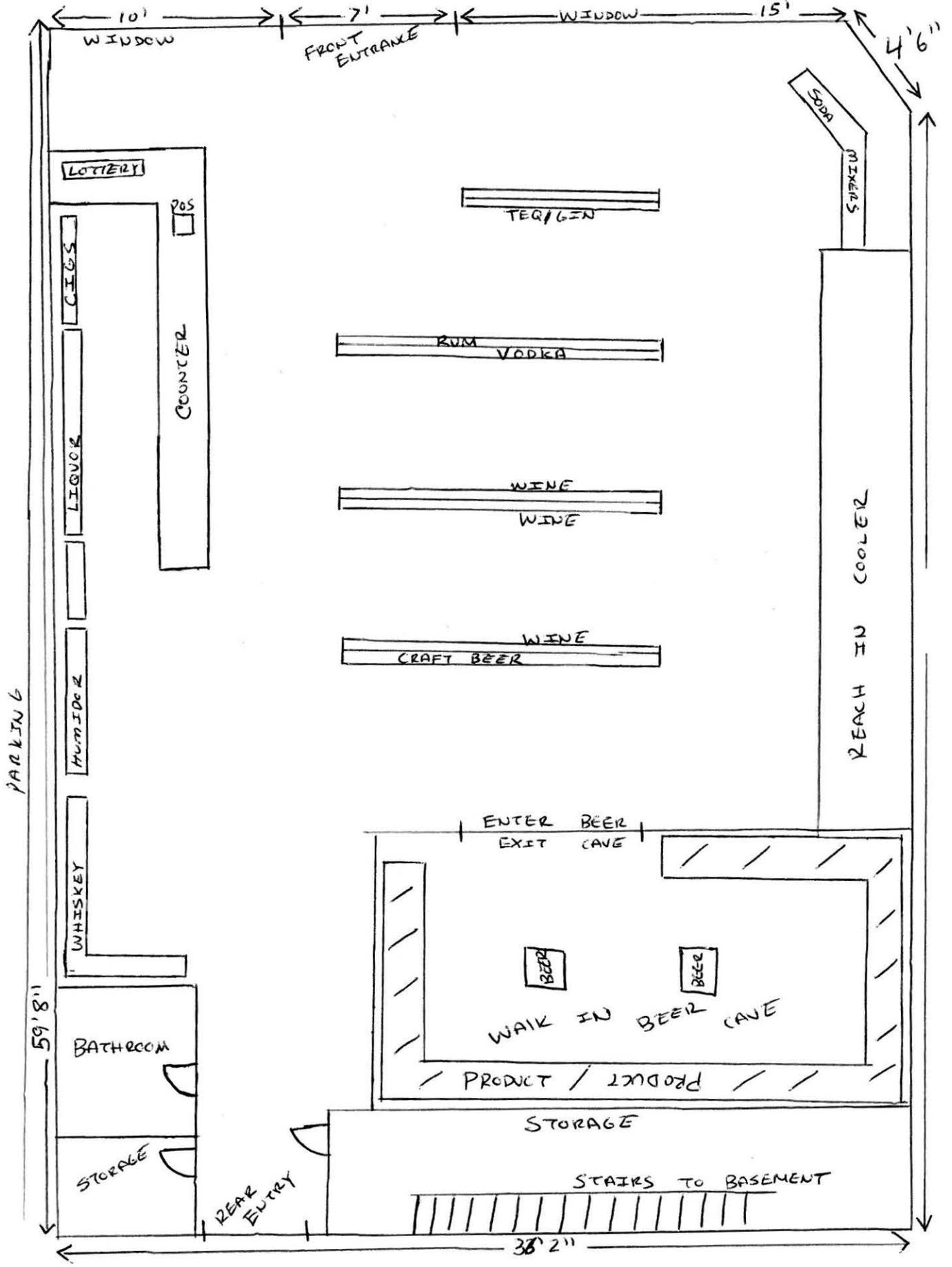
from the American Safety Council.

  
Jeff Pairan

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MAIN ST / 64

2nd STREET / ROUTE 31



10' WINDOW

7' FRONT ENTRANCE

WINDOW

15'

4'6"

LOTTERY

POS

CIGS

LIQUOR

HUMIDOR

WHISKEY

BATHROOM

STORAGE

COUNTER

TEQUILA

RUM VODKA

WINE WINE

WINE CRAFT BEER

REACH IN COOLER

ENTER BEER EXIT BEER CAVE

WALK IN BEER CAVE

PRODUCT / PRODUCT

STORAGE

STAIRS TO BASEMENT

REAR ENTRY

59'8"

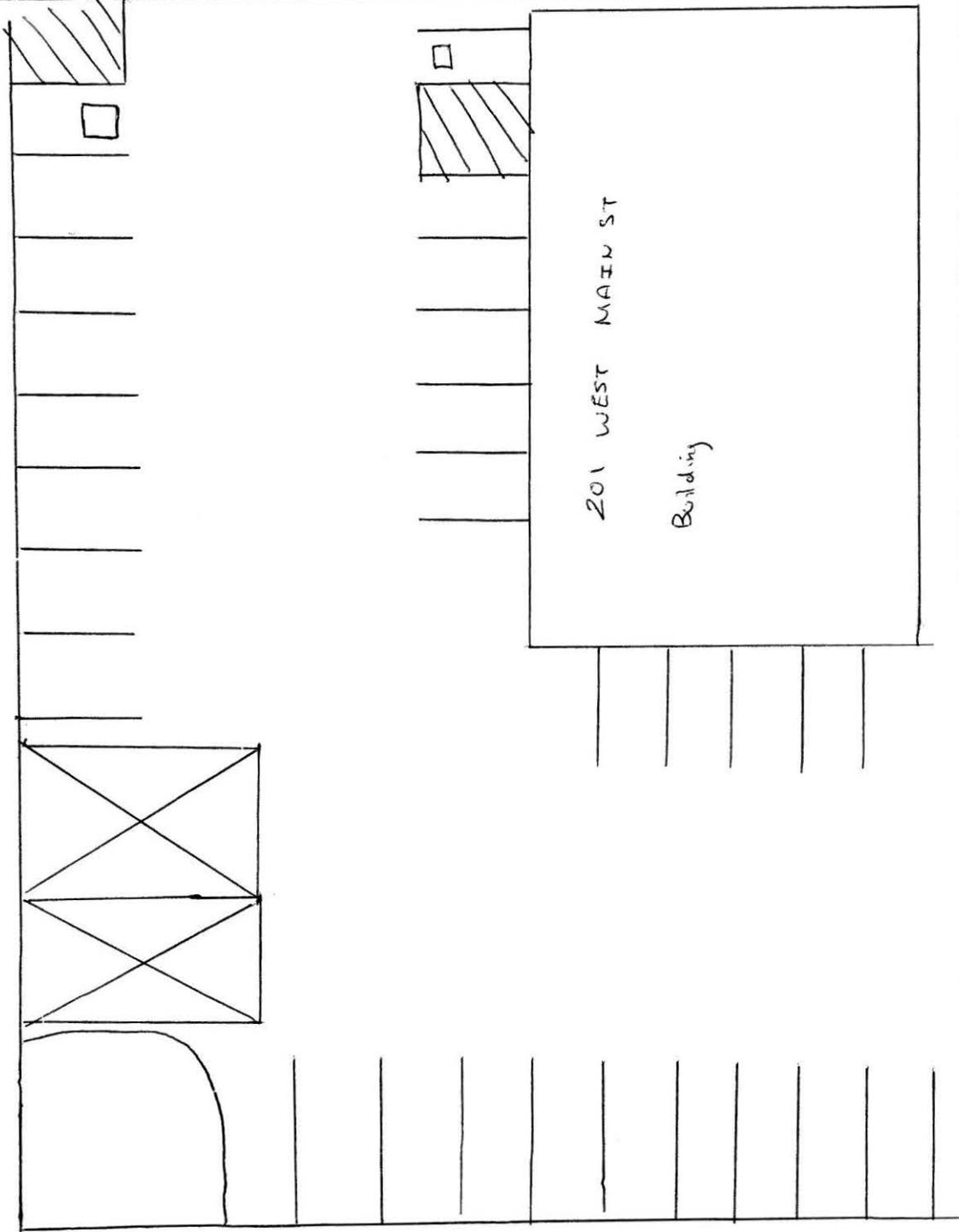
38'2"

PARKING

PARKING

MAIN ST (64)

2nd St / Route 31



# **MP'S LIQUOR WINE AND BEER**

## **BUSINESS PLAN**

Prepared by:

Pratik Patel

201 w Main St  
Saint Charles IL, 60174  
6305048729  
Pat\_1992\_21@yahoo.com

## I. EXECUTIVE SUMMARY

MP'S Liquor Wine and Beer(samp two inc) is a company based at 201 W Main Street Saint Charles, IL 60174 which intends to expand into the retail segment of the liquor industry.

The company will be formed as a corporation under the Illinois state law and regulations, which will be headed by Pratik Patel.

The company will have 2 full time employees and 1 part time employee.

The company will primarily be retailing in liquor, wine and beer. The company will provide to the community a selection of higher end spirits and a vast selection of craft beer. The company is a family owned organization, with that we would like to provide a clean and friendly shopping environment, know our customers and hope to be involved in the community sponsorships and events.

The company will not have any indoor or outdoor seating and will not play any live music.

## II. BUSINESS SUMMARY

The liquor industry for retail make up about \$61.8 billion dollars in revenue in 2020. With liquor sales being up due to Covid 19 and everyone staying home or not going out this should help with retail sales even more, proving that this is a successful industry.

The success of every business is done differently. The company plans to be involved in the community and become part of the chamber and any business organization in the city.

The company plans to clean up the outside(not make any changes) with the permission from landlord and the historic community, as well as the city.

Like basic paint or power wash of the windows or entrance. Prepare the inside as a customer friendly environment in compliance with the city fire and building code to do business.

This will help in building and cater to the community and build a clientele for a long relationship.

The company does affirm that all promoters have legally acquired all trademarks and patents.

The company is aware that this is age related business and knows the laws and rules for selling. The company will train employees to follow same practice and basset training for all employees. The company will also use a pos system with same capabilities.

The company will be operating well under the city allowed for sale of retail liquor. *The company plans to sell from 10am - 10pm.*

### III. MARKETING SUMMARY

The company is majorly targeting and catering to the higher end spirit and craft beer enthusiasts in the local community of city of Saint Charles.

The estimated clientele is approximately 2500 in the company's geographic scope.

The company will keep in mind all competitors pricing when setting prices for the company. The company will also keep in mind the marketing and customer acquisition methods used by competitors to set similar methods to thrive in the local community. The company will reward for shopping with points, same as competitors.

Providing a five-star excellent service to every client/customer. From one on one with the client related to product or any special requests. The same

will be handled for any complaints or conflicts. This will all help with building strong local client base.