



ST. CHARLES  
SINCE 1834

### AGENDA ITEM EXECUTIVE SUMMARY

Title: Recommendation to Consider 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:*

<input checked="" type="checkbox"/>	Government Operations (7/6/15)	<input type="checkbox"/>	Government Services
<input type="checkbox"/>	Planning & Development	<input type="checkbox"/>	City Council
<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Liquor Control Commission

Estimated Cost:		Budgeted:	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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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. Liquor Commission member, Maureen Lewis, was absent at this meeting, however Liquor Commissioner Rogina indicated she was not in favor of this license.

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 was voted at the June 15 Liquor Control Commission as not being in favor for recommendation (Votes: Ayes 0; Nays 3; Absent 1).

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

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

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

Recommendation to consider 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).

*For office use only:*

*Agenda Item Number:* 4h

New Application  
 Renewal Application

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

717



**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 DEPOT 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 \_\_\_\_\_ pending BASSET  
Corporate Officers, plus Manager of Establishment, Officers must include President, Vice President, Secretary and Treasurer Or Sole Proprietor

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/Arcade/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: Lq 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.

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.