VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS
200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
http://www.palatine.il.us

PALATINE LIQUOR COMMISSION

AGENDA

SEPTEMBER 8, 2020

Regular Meeting **7:05 PM**

I. ROLL CALL

II. MINUTES APPROVAL

1. Palatine Liquor Commission - Regular Meeting - June 8, 2020

III. AGENDA ITEMS

1. Consider a Request to Amend the Licensed Premises for Soccer Enterprises Inc. (D/B/A The Penalty Box) at 545 Consumers Avenue

IV. ADJOURNMENT

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PALATINE LIQUOR COMMISSION

MINUTES

JUNE 8, 2020

Regular Meeting **7:05 PM**

I. ROLL CALL – Time: 7:49 PM

Attendee Name	Title	Status	Arrived
Jim Schwantz	Commissioner	Present	
Tim Millar	Commissioner	Present	
Scott Lamerand	Commissioner	Present	
Doug Myslinski	Commissioner	Present	
Greg Solberg	Commissioner	Present	
Kollin Kozlowski	Commissioner	Present	
Brad Helms	Commissioner	Present	

Also Present:
Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Mike Jacobs, Village Attorney Patrick Brankin, Director of Public Works Matt Barry, and Police Chief Dave Daigle

II. MINUTES APPROVAL

1. Palatine Liquor Commission - Regular Meeting - March 16, 2020 **- Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Doug Myslinski, Commissioner
SECONDER:	Greg Solberg, Commissioner
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

III. AGENDA ITEMS

1. Consider an Application for a Class D (Restaurant) Liquor License for Donkey Inn at 923 S. Plum Grove Road **- Approved by Voice Vote**

   Donkey Inn, 923 S. Plum Grove Road is requesting a Class D Liquor License with hours of operation Sunday - Thursday 6 AM to Midnight and Friday - Saturday 6 AM to 1 AM, effective July 1, 2020, to June 30, 2021.

Minutes Acceptance: Minutes of Jun 8, 2020 7:05 PM (Minutes Approval)

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, Commissioner
SECONDER:	Brad Helms, Commissioner
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. Consider a Motion Accepting a Report of a Stock Transfer for Tennis Corporation of American (d/b/a Midtown Athletic Club) at 1760 N. Hicks Road **- Approved by Voice Vote**

   Section 3-34 of the Alcoholic Beverages Code requires that each person who acquires in excess of 5% of the total issued and outstanding stock of the corporation shall report to the local liquor control commission not less than 30 days prior to such acquisition. Tennis Corp. of America, d/b/a Midtown Athletic Club has acquired a new shareholder, Stonegate Trust with 10.71% of the shares, with current stockholder, Steven L. Schwartz reducing his shares to 10.36%. If approved, the owner will provide the Illinois State Liquor Commission a stock transfer letter from the Village to update Midtown Athletic Club's State Liquor License.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Tim Millar, Commissioner
SECONDER:	Kollin Kozlowski, Commissioner
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

3. Consider a Motion Accepting a Report of a Stock Transfer for Breanne, Inc. (d/b/a Agio) at 64 S. Northwest Highway **- Approved by Voice Vote**

   Joe Barrutia and Mary Burrutia each own 37.5% of the stock of Breanne, Inc. d/b/a Agio at 64 S. Northwest Highway. In 2017, 25% percent of the stock of the corporation was sold to Michael Barrutia, but was just disclosed as part of the current liquor license renewal process. This stock transfer will be provided to the Illinois State Liquor Commission to update Agio's State Liquor License.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, Commissioner
SECONDER:	Scott Lamerand, Commissioner
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Minutes Acceptance: Minutes of Jun 8, 2020 7:05 PM (Minutes Approval)

IV. ADJOURNMENT – Time: 7:51 PM

Motion to Adjourn **- Motion Carried by Voice Vote**

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, Commissioner
SECONDER:	Tim Millar, Commissioner
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Jun 8, 2020 7:05 PM (Minutes Approval)

Consider a Request to Amend the Licensed Premises for Soccer Enterprises Inc. (D/B/A The Penalty Box) at 545 Consumers Avenue

BACKGROUND:
Due to the ongoing COVID-19 pandemic and related issues, Soccer Enterprises, Inc., who operates Soccer City and The Penalty Box at 545 Consumers Avenue, is requesting an amendment to their licensed premises to allow for an outdoor beer garden area.

For many years, The Penalty Box has operated within a portion of the Soccer City facility. The existing Penalty Box bar area is small and not conducive to function within the State's applicable social distancing and related operational guidelines. Due to these circumstances, they are requesting the ability to establish a beer garden area outside, but adjacent to their facility. The beer garden area would occupy approximately 16 parking spaces; however, they indicate a desire to expand the area in the future should the proposed beer garden area prove successful.

KEY ISSUES:

- The Petitioner is requesting an amendment to their licensed premises to allow for the creation of an outdoor beer garden area adjacent to their existing Soccer City facility. The proposed beer garden would include a service area. The bar area is limited to use by their patrons that play soccer at the facility, but then look for an opportunity to socialize with other participants afterwards.

- The request is to permit the beer garden area to operate from May 1 - October 31. At this time, Staff would suggest a temporary authorization be granted that coincides with their existing liquor license that will expire on June 30, 2021. Thus, the permitted operation period, if approved, would be until October 31, 2020, and from May 1 - June 30, 2021. If the Petitioner wishes to operate the beer garden area beyond June 30, 2021, they would first need to obtain approval of an amendment to their existing Special Use. Staff also suggests that if approved, the initial beer garden area be limited to no more than 16 parking spaces, with any expansion contemplated as part of a future amendment to their Special Use.

- The Petioner’s request includes proposed hours of Monday through Thursday 5 PM - Midnight, Friday 5 PM - 1 AM, Saturday 11 AM - 2 AM, and Sunday 11 AM - 11 PM (these hours would fall under their existing Class A-1 Sports & Recreation license). Staff suggested that for this initial approval the closing time be limited to no later than midnight, with any later hours being part of a future request to amend their Special Use. The Petitioner has agreed to Staff’s suggested hour limitation.

ALTERNATIVES:

1. Approve the requested amendment to the Soccer City Inc. (D/B/A The Penalty Box) licensed premises.
2. Do not approve the requested amendment to the Soccer City Inc. (D/B/A The

Penalty Box) licensed premises.

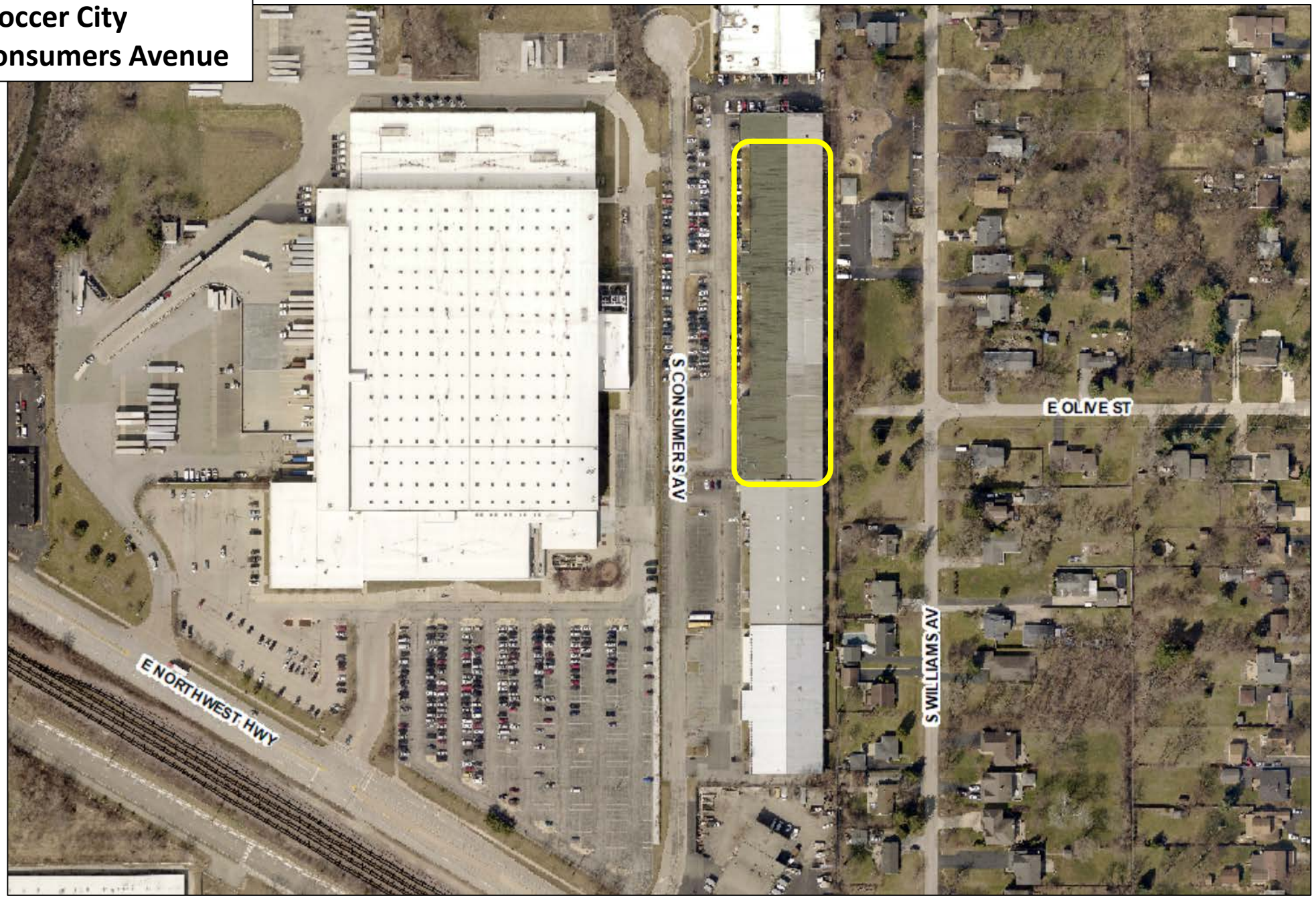
RECOMMENDATION:
Action is at the discretion of the Liquor Commission. If the Liquor Commission supports the requested amendment, Staff suggests the conditions outlined above be incorporated into any approval.

ACTION REQUIRED:
Action is at the discretion of the Liquor Commission.

ATTACHMENTS:

- Soccer City Aerial
- JR ltr to Ottesen 081820
- JR ltr Ottesen 082520
- Soccer City Outdoor Site Plan
- Additional site drawing
- Outdoor bar area plan

Soccer City
545 N. Consumers Avenue



Attachment: Soccer City Aerial (Soccer City Licensed Premise Adjustment)

LAW OFFICES
PINDERSKI & PINDERSKI, LTD.

Jerome W. Pinderski, Jr.
Paul C. Pinderski
Polly J. Pinderski

Jerome W. Pinderski
1925-1993

Louis Pinderski
1883-1943

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August 18, 2020

Reid Ottesen
Village Manager
Village of Palatine
200 East Wood Street
Palatine, IL 60067

RE: Soccer Enterprises, Inc./The Penalty Box liquor license

Dear Reid:

As you know, I have represented Soccer Enterprises, Inc. and its principals for many decades. The principals of the business recently come to me with an idea to modify its existing liquor license privilege to allow for the construction of a temporary outdoor bar garden near the western edge of its building. The purpose of the bar garden would allow current patrons who are playing soccer in the indoor facility an opportunity to socialize afterwards in a safe and outdoor environment.

For many years, Soccer Enterprises has operated a small bar known as The Penalty Box. The bar is a small enclosed space that actually overlooks two of the indoor soccer fields. The bar space is simply not conducive for any type of social distancing nor good compliance with other current safety measures to address the COVID 19 concerns. As such, little use of The Penalty Box facility has taken place since the onset of the new virus safety rules.

Soccer Enterprises has had to curtail its principal youth league activities due to the pandemic. It has allowed a small group of independent adult teams to rent field time within its facility for recreational/scrimmage play. These teams generally consist of groups of young adults who play for fun and camaraderie amongst their teammates and friendly opponents.

The idea behind the proposal is to allow these players a place to socialize after a game in a safe, outdoor environment which is adjacent to the doors to the indoor fields.

I have attached two diagrams that visual describe the areas that Soccer Enterprises is proposing to fence off and utilize as an outdoor space for its bar garden. The designated area consists partially of grass and partially of pavement. It is designed to minimize any real impact on the parking lot. Only a small portion of the first rows of parking spaces adjacent to the building area will be incorporated within the bar garden. Only approximately 14 parking spaces are used as a

Attachment: JR ltr to Ottesen 081820 (Soccer City Licensed Premise Adjustment)

part of this plan. The entire area would be fenced with controlled access to insure compliance with all service restrictions.

Soccer Enterprises is hoping that the plan would be approved, and allow for outside operations, weather permitting, from May 1 through October 31. Though technically open to the public, The Penalty Box, and in particular the proposed bar garden area annex will only be patronized by persons who have been playing soccer or other recreational play, and wish to socialize for a short while following a game with their teammates and opponents.

Though Soccer Enterprises does not foresee significant revenues associated with this business venture, it does allow it to remain competitive in the marketplace, and to provide an added benefit to those persons who are otherwise patronizing its facility. In these interesting times, every piece of revenue is important.

The outdoor bar garden proposal would allow Soccer Enterprises to continue its ongoing relationship with these individuals with the hope that they will continue to patronize the facility, not only now, but in the future when we returned to more "normal times".

Soccer Enterprises has successfully held its liquor license in Palatine for two decades or more. It has been a responsible purveyor of liquor to its guests and patrons.

The current proposal will enhance its ability to serve its guests and patrons in a safe and sound manner while adhering to all the codes and regulations which govern sale of liar in Palatine.

The use of the outside space as contemplated by this proposal will alter the existing liquor license which provided for service only within The Penalty Box area. We are hoping that the Village can see fit to authorize an amendment to the existing liquor license without any need to otherwise amend our special use permits as the contemplated use does fit in the current special use parameters.

The Village's consideration of this request will be most appreciated by our client.

Sincerely,

PINDERSKI & PINDERSKI, LTD.

Jerome W. Pinderski, Jr.
JWP, Jr./

encl.

via email

Attachment: JR ltr to Ottesen 081820 (Soccer City Licensed Premise Adjustment)

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August 25, 2020

Reid Ottesen
Village Manager
Village of Palatine
200 East Wood Street
Palatine, IL 60067

RE: Soccer Enterprises, Inc./The Penalty Box liquor license

Dear Reid:

In response to your email dated August 19, 2020, I have been in contact with our client, Soccer Enterprises, and its principles. I have attached two (2) detailed drawings that provide a visual representation of the outdoor bar service area being contemplated by our client. In response to your other inquiries, please be advised as follows:

Access Control Plan

The site drawing documents illustrate the proposed outdoor service/bar area as a fenced in area that will be contained within the parking lot adjacent to the building. The area will be completely fenced with staggered picnic tables being used for on-site seating. A single service area will be utilized to dispense drinks. The area will have only one entrance, but two (2) exits. Though we could likely use a single exit, we thought a safe design should provide for two. Staff will be present to ensure that the single entrance area is observed.

Parking Impact

The plan as shown will likely impact 16 parking spaces, but could double that to 32 spaces should the Village see fit to grant us the right to set up a second companion bar area. At present, we do not contemplate such a request. However, should the experiment proved to be very successful, the secondary bar area may be needed to accommodate player/patrons.

Hours of Operation

Our would like to be authored to maintain its normal general hours of operation, being: Monday – Thursday: 5 PM – 1 AM; Friday: 5 PM – 3 AM; Saturday: 11 AM – 3 AM; and Sunday: 11 AM – 1 AM. The indoor bar generally is never open all of these hours as it usually is closed well

Attachment: JR ltr Ottesen 082520 (Soccer City Licensed Premise Adjustment)

before the authorized closing time. Our client believes that its likely outdoor operation will follow a revised schedule as follows: Monday – Thursday: 5 PM – 12 AM; Friday 5 PM – 1 AM; Saturday 11 AM – 2 AM; Sunday 11 AM – 11 PM.

Point-of-Sale

As noted in the above diagrams, we plan to establish an outside service area for the sale of beer, wine and some liquor. We believe that the use of a separate service area from the interior bar is likely the best and safest way for us to maintain real control over sales of liquor. Having people purchase liquor in the interior bar on the second floor the building, and then carry same all the way out to the outdoor seating area is cumbersome, and may ultimately lead to the consumption of alcohol in places that neither we nor the Village would deem appropriate.

Duration

As noted in our prior request, we would like to see this experiment authorized through October 31, 2020. If it proves to be successful, we would like to pursue an amendment to our special youth authorization to allow this type of outdoor bar service area to exist generally from May 1 through October 31 each year, weather permitting.

I hope this information will be of use to you and staff as you evaluate our request. I ask that the information be forwarded on to the Village's Liquor Commission for its expedited consideration. It would be our hope that we will have an opportunity to implement this plan in the very near future.

Sincerely,

PINDERSKI & PINDERSKI, LTD.

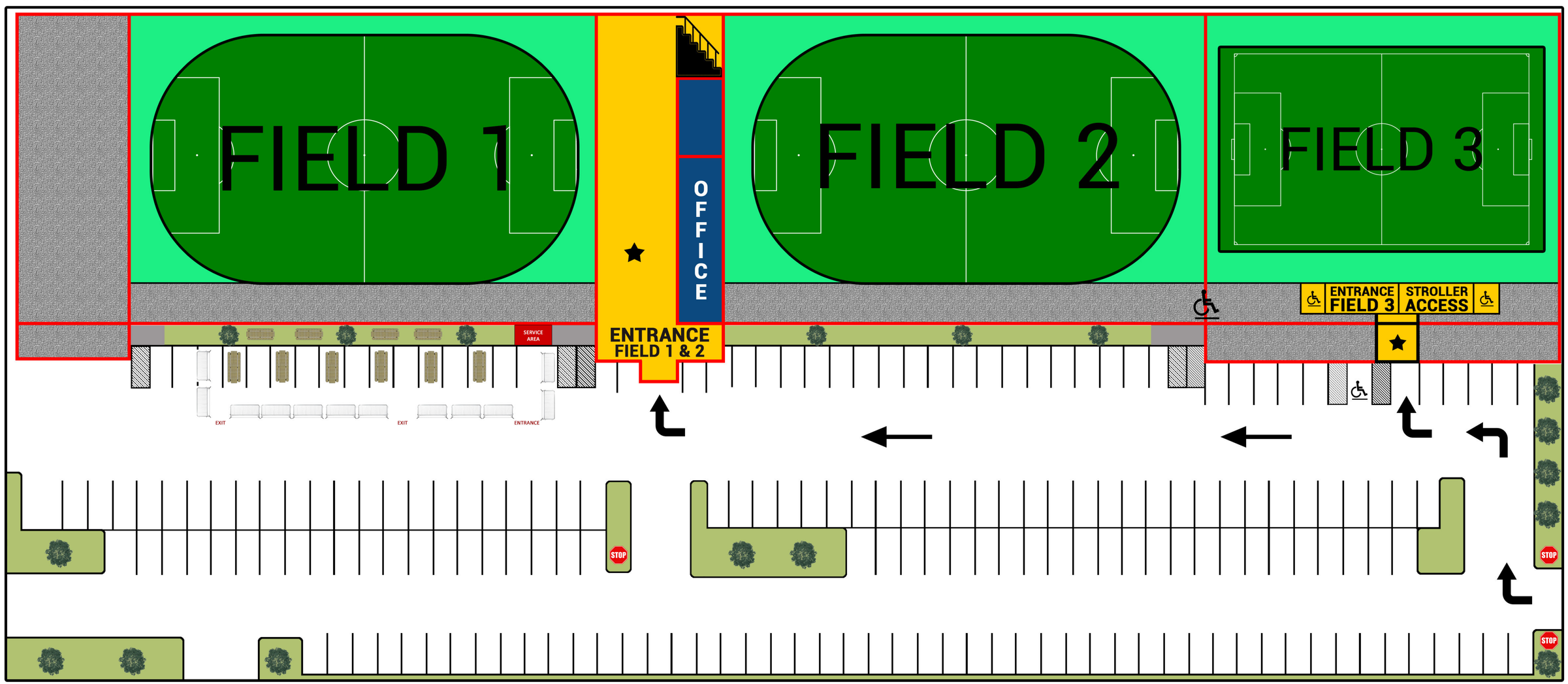
Jerome W. Pinderski, Jr.
JWP, Jr./

encl.

via email

Attachment: JR ltr Ottesen 082520 (Soccer City Licensed Premise Adjustment)

SOCCER CITY INDOOR

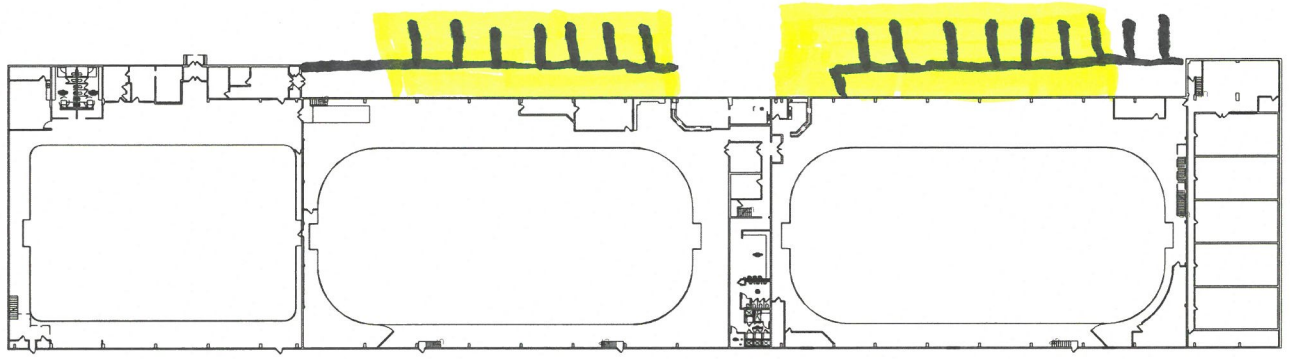


DIRECTORY :

SOCCER CITY INDOOR SOCCER
LIL KICKERS-NWI
SKILZ ACADEMY
GECKO GOALKEEPING
SOCKERS FC BUSINESS OFFICES
NORTHERN ILLINOIS SOCCER LEAGUE

Attachment: Soccer City Outdoor Site Plan (Soccer City Licensed Premise Adjustment)

Outdoor Beer Garden
- Picnic Tables
- May 1st - Oct 31st
- Temp Box Bar



N 5 MASTER PLAYING FIELD FLOOR PLAN
1/32" = 1'-0"

N 4 MAIN ENTRY LEVEL FLOOR PLAN
1/32" = 1'-0"

N 3 RAQUETBALL MEZZANINE FLOOR PLAN
1/32" = 1'-0"

N 2 MEZZANINE FLOOR PLAN
1/32" = 1'-0"

N 1 TRAINING FACILITY FLOOR PLAN
1/32" = 1'-0"

MASTER EXISTING FLOOR PLAN
SOCCER CITY
545 S. CONSUMERS AVENUE, PALATINE, IL 60074

MASTER FLOOR PLANS

A1

DLA ARCHITECTS
where form follows learning
www.dla-ltd.com
Two Pierce Place, Suite 1300 Itasca, Illinois 60143 847.742.4063

Attachment: Additional site drawing (Soccer City Licensed Premise Adjustment)

CONSUMERS AVE

Island

PARKING LOT.

AREA REQUESTED FOR OUTSIDE DINNING MAY 1ST TO NOV. 1ST.

GRASS

35'

SOCCER ENTERPRISES INC.

N.

SOCCER ENTERPRISES INC. 545 CONSUMERS AVE PALATINE		
SCALE:	APPROVED BY:	DRAWN BY P.G.R.
DATE AUGUST 2020		REVISED
		DRAWING NUMBER

Attachment: Outdoor bar area plan (Soccer City Licensed Premise Adjustment)