

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

MARCH 10, 2025

Regular Meeting

7:05 PM

I. ROLL CALL

II. MINUTES APPROVAL

1. Palatine Liquor Commission - Regular Meeting - February 10, 2025

III. AGENDA ITEMS

1. Consider an Application for a Class G Restaurant (Beer & Wine) Liquor License for Urban Counter Located at 1400 W. Algonquin Road
2. Consider an Application for a Class B (Package Liquor Store) Liquor License for J&J Liquor Located at 741 W. Palatine Road

IV. ADJOURNMENT



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 200 E. WOOD STREET
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PALATINE LIQUOR COMMISSION

MINUTES

FEBRUARY 10, 2025

Regular Meeting

7:05 PM

I. ROLL CALL – Time: 7:19 PM

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

Also Present:

Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Patrick Brankin, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief William Nord, Fire Chief Patrick Gratziana, IT Director Larry Schroth, Director of Finance Andrew Brown, and Director of Human Resources Monika Pandya

II. MINUTES APPROVAL

- Palatine Liquor Commission - Regular Meeting - January 13, 2025 - **Accepted**

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Doug Myslinski, Commissioner
SECONDER:	Tim Millar, Commissioner
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

III. AGENDA ITEMS

- Consider an Application for a Class E (Temporary) Liquor License for the Village of Palatine's Downtown Palatine Street Fest on August 22 - 24, 2025 - **Approved by Voice Vote**

Village Manager Reid Ottesen stated all the usual waivers are requested and noted that a new company has been hired to manage Palatine's Street Fest August 22-24, 2025.

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

2. Consider an Application for a Class D (Restaurant) Liquor License for Quentin Tap Located at 783 N. Quentin Road - **Approved by Voice Vote**

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

3. Consider an Application for a Class D (Restaurant) Liquor License for Chicago Culinary Kitchen Located at 2391 N. Hicks Road - **Approved**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Doug Myslinski, Commissioner
SECONDER:	Brad Helms, Commissioner
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

4. Consider an Application for a Class E (Temporary) Liquor License for the Bunco Bash Event at Palatine Township Senior Center, 505 S. Quentin Road, Thursday, February 27, 2025 - **Approved by Voice Vote**

Village Manager Reid Ottesen stated that this a Palatine Senior Center event and the organizers will have to have police training and certification for serving alcohol.

Kate Johnson, the Director of the Palatine Senior Center announced the Bunco Bash event to be held on February 27, 2025 from 5:30 PM to 8:00 PM. She said we're looking to serve a few drinks at the event.

Mayor Schwantz complimented the Palatine Senior Center for all it does for the senior community.

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

5. Consider a Motion Approving the Age Verification Plans of B and B-1 Establishments Delivering Alcohol - **Approved by Voice Vote**

Village Manager Reid Ottesen said this is a Code Amendment to follow State Liquor Control regulations. This is strictly for packaged liquor Point of Sale. Currently, this applies to Jewel-Osco, Mariano's and Garfield's.

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

IV. ADJOURNMENT – Time: 7:24 PM

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

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

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Consider an Application for a Class G Restaurant (Beer & Wine) Liquor License for Urban Counter Located at 1400 W. Algonquin Road

BACKGROUND:

On this evening's agenda is a request for a Special Use Minor Amendment for The Pride Stores, Inc. located at 1400 W. Algonquin Road in regards to their restaurant, Urban Counter. The Petitioner wishes to apply for a Class G (Beer & Wine) liquor license. The permitted hours for a Class G Liquor License are Sunday through Thursday 6 AM - Midnight and Friday & Saturday 6 AM - 1 AM.

KEY ISSUES:

A copy of the application is on file in the Village Manager's Office. The Petitioner will be present Monday evening to answer any questions of the Commission.

ALTERNATIVES:

1. Approve the Class G liquor license.
2. Do not approve the Class G liquor license.

BUDGET IMPACT:

\$2,675 Annual Fee for a Class G Liquor License.

RECOMMENDATION:

Action is at the discretion of the Commission.

ACTION REQUIRED:

Action is at the discretion of the Commission.

ATTACHMENTS:

- Business Plan
- Floor Plan
- Menu



The **PRIDE Stores, Inc.**

30W180 Butterfield Road
Warrenville, IL 60555
O: (630) 791-8282
F: (630) 791-8283

URBAN COUNTER PALATINE BUSINESS PLAN

The PRIDE Stores, Inc. (PRIDE) currently operates a total of eighteen gasoline stations/convenience stores in the Chicagoland area. Ten of these eighteen stores include an attached quick-serve restaurant (QSR). Six of these QSRs are known as Urban Counter (offering dogs, burgers and salads), and the remaining four are known as Taco Urbano (offering tacos, burritos, guacamole and other Mexican-American fare).

One of the six attached Urban Counters is the QSR currently in operation at our PRIDE of Palatine station located at 1400 W. Algonquin Road, the subject of this business plan. This plan is submitted as a supplement to a related Liquor License Application requesting a pouring license (Class G) to allow for the sale of beer to patrons of our Urban Counter QSR for consumption at the restaurant.

The PRIDE Stores, Inc. currently holds an active Class B-4 license allowing for the sale of packaged beer/wine/liquor to patrons of the convenience store. Every one of the QSRs operated by PRIDE is operated separately from the attached convenience store. Each has its own point-of-sale (POS) system, and sales of the QSR are tallied and recorded separately from the attached convenience store for accounting and other purposes.

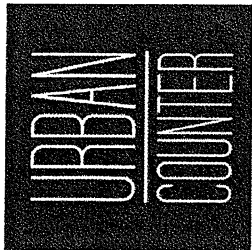
All sales of packaged beer/wine/liquor sold from the convenience store currently operating under the class B-4 license will be purchased from the register/POS system at the convenience store. Similarly (provided that our class G liquor license application is approved), all sales of beer purchased for consumption on-premises at the QSR would be purchased from the register/POS system at the QSR. No patrons will be permitted to purchase packaged beer/wine/liquor from the convenience store and consume said purchase on location at the QSR.

No other aspects of our currently-operating QSR at our Palatine location will be changed.

Not Your Typical Convenience Store

Attachment: Business Plan (1400 W. Algonquin Rd - Appl. for Class G Liquor License, Urban Counter)

[← Back to Home](#)



Palatine

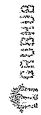
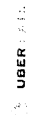
1400 W Algonquin Rd,
Palatine, IL 60067

Phone: (847) 495-7956

Serving Breakfast | Lunch | Catering

Mon-Fri 6am-7pm // Sat 7:30am-3pm // Sun Closed

Delivery:

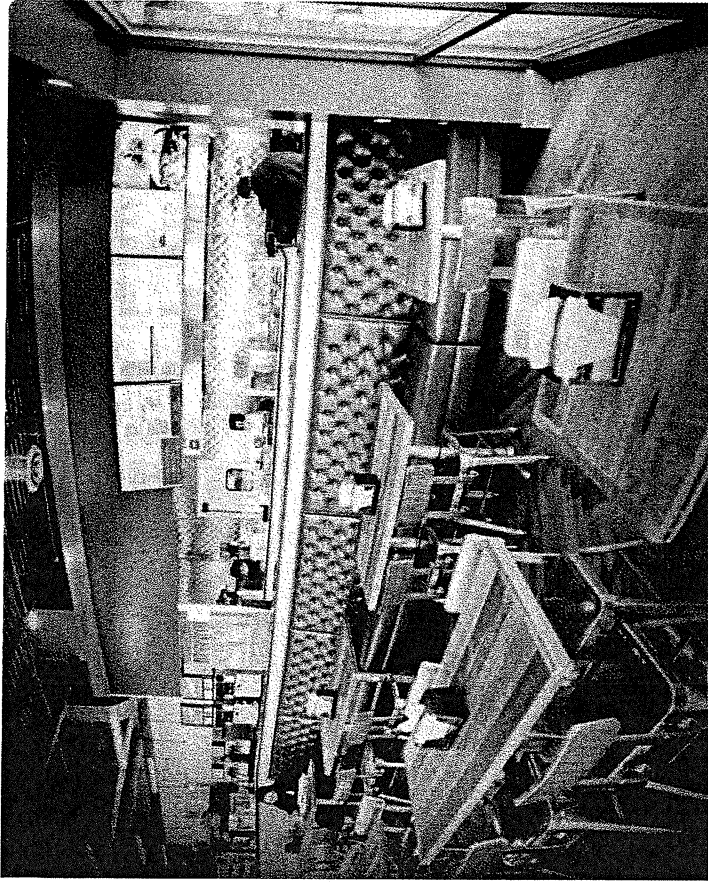


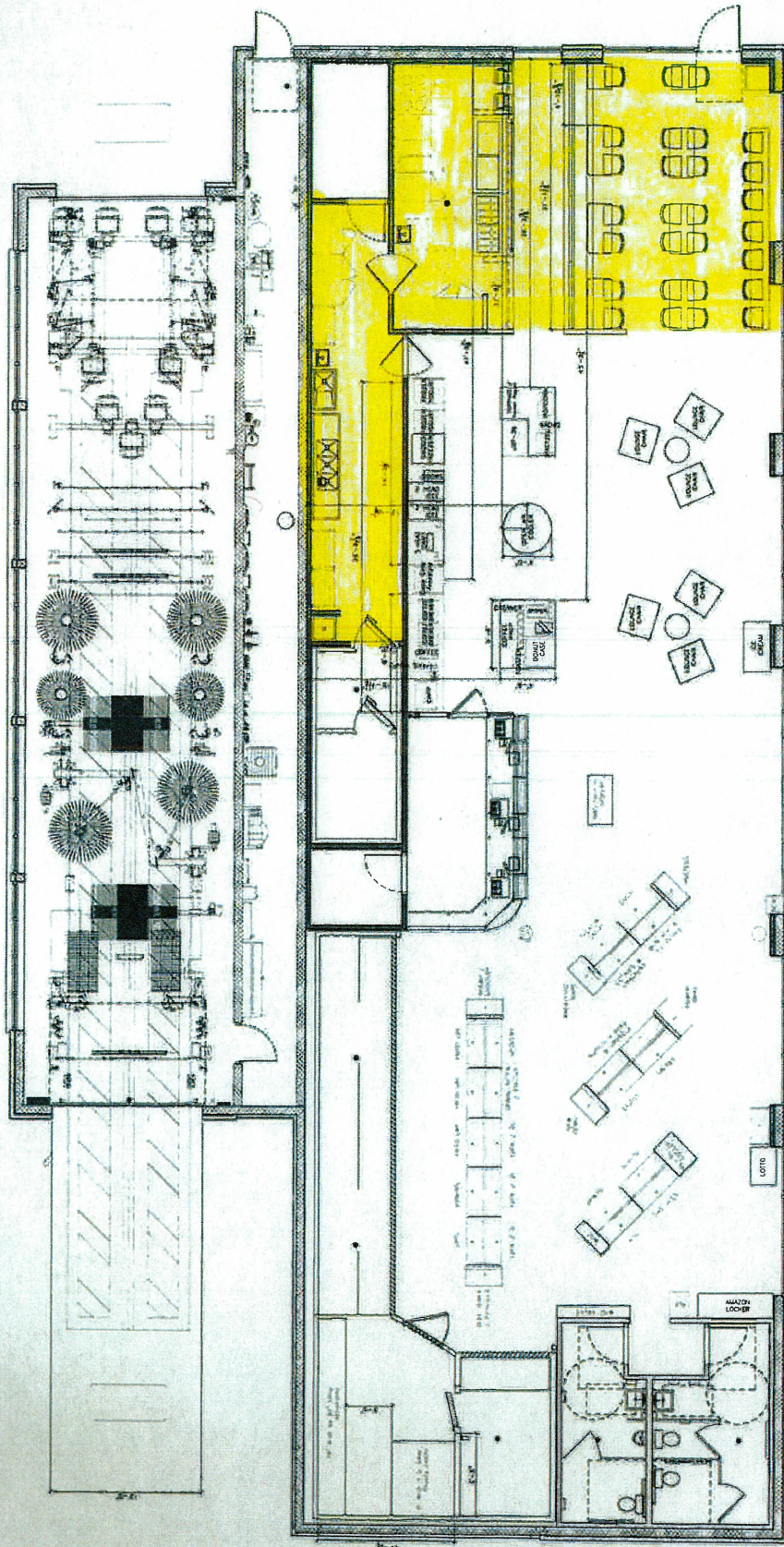
MENU

MAP

CATERING

Follow Us!





01 - C-STORE PLAN
1/8" = 1'-0"

Space designated to QSR highlighted in yellow.

C-STORE PLAN
1/8" = 1'-0"



HOT DOGS & SAUSAGES

Proudly Serving Vienna Beef Dogs and Sausages

CHICAGO DOG

Reg 3.99 Jumbo 4.99
Vienna Beef Hot Dog | Tomatoes | Onions | Sweet Relish | Mustard | Pickle Spear | Sport Peppers | Celery Salt | Poppy Seed Bun

CHILI CHEESE DOG

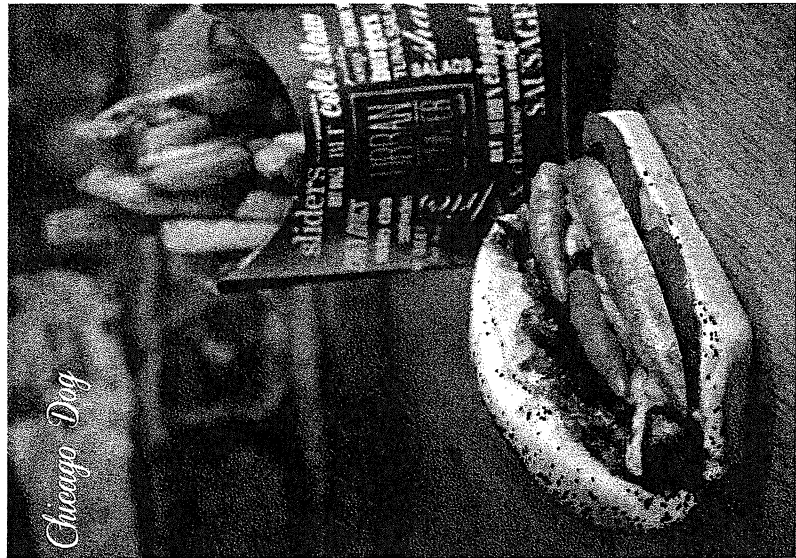
Reg 4.99 Jumbo 5.99
Vienna Beef Hot Dog | Chili | Shredded Cheese | Onions | Poppy Seed Bun

FRIED BACON DOG

Reg 5.49 Jumbo 6.49
Vienna Beef Hot Dog | Wrapped in Bacon | Caramelized Onions | Roasted Jalapeños | Ketchup | Mustard | Mayo | Poppy Seed Bun

MAXWELL ST POLISH

Jumbo 5.99
Vienna Beef Polish Sausage | Caramelized Onions | Mustard | Sport Peppers | Poppy Seed Bun



URBAN COUNTER SPECIALTIES | URBANCOUNTER.COM



BURGERS

MAKE ANYTHING A COMBO!
SMASH BURGER OPTION AVAILABLE

CHEESE CURD BURGER*

10.99
1/2lb Hand Pressed Steak Burger | Cheese Curds | Grilled Bacon | Mixed Greens | Garlic Aioli | Pretzel Bun

WESTERN BURGER*

9.99
1/2lb Hand Pressed Steak Burger | Cheddar Cheese | Grilled Bacon | Onion Rings | Roasted Jalapeños | BBQ Sauce | Brioché Bun

BLUE CHEESEBURGER*

9.99
1/2lb Hand Pressed Steak Burger | Blue Cheese | Bacon Jam | Mix Greens | Brioché Bun

MUSHROOM BURGER*

9.99
1/2lb Hand Pressed Steak Burger | Swiss Cheese | Roasted Mushrooms | Caramelized Onions | Grain Mustard | Brioché Bun

PATTY MELT*

8.99
1/2lb Hand Pressed Steak Burger | Swiss Cheese | Caramelized Onions | Everything Sauce | Sourdough

THE CLASSIC*

8.99
1/2lb Hand Pressed Steak Burger | Lettuce | Tomato | Red Onion | Pickles | Ketchup | Mustard | Mayo

SOUTHWEST BLACK BEAN BURGER*

8.49
Made in House Black Bean Burger | Provolone Cheese | Lettuce | Pico de Gallo | Chipotle Ranch | Brioché Bun

TURKEY BURGER

8.99
Made in House Turkey Burger | Swiss Cheese | Lettuce | Tomato | Red Onion | Pickles | Honey Mustard | Mayo

BURGER MINI

2.79
Hand Pressed Steak Burger | American Cheese | Ketchup | Pickle | Homestyle Bun

CHICKEN MINI

2.79
Grilled or Fried | Lettuce | Tomato | Mayo | Home Style Bun

ANY 3 MINIS

7.99
Mix and Match
Double Meat* 3.49 | Fried Egg* 1.00 | Bacon 1.50 | Pretzel Bun .79
Make it A Bowl

*These items are cooked to order. Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness.

SANDWICHES & MORE

MAKE ANY SANDWICH A WRAP!
CHOOSE FROM FLOUR, WHEAT OR SPINACH

URBAN CLUB

8.99
Grilled Chicken Breast | Provolone Cheese | Crispy Bacon | Lettuce | Pico de Gallo | Avocado | Everything Sauce

TURKEY CLUB

8.79
Smoked Turkey | Swiss Cheese | Grilled Bacon | Lettuce | Tomato | Mayo | Avocado | Wheat Bread

BUFFALO CHICKEN SANDWICH

7.99
Fried Chicken Tenders Dipped in Buffalo Sauce | American Cheese | Lettuce | Tomato | Pickles | Ranch | Brioché Bun

CHICKEN SANDWICH

7.99
Grilled or Fried | Provolone Cheese | Lettuce | Tomato | Mayo | Brioché Bun

GRILLED CHEESE Add Bacon for 1.50

3.99
American, Cheddar, Provolone or Swiss Cheese | White, Wheat, or Sour Dough

TUNA SALAD SANDWICH

6.99
Tuna Salad | Swiss Cheese | Lettuce | Tomato | Red Onions | Pickles | House Vinaigrette | Wheat Bread

B.L.T.A

7.29
Grilled Bacon | Lettuce | Tomato | Avocado | Mayo | White Bread

CHICKEN TENDERS 4-Piece 8.99 4-Piece 8.99

Dipped or Not. Your choice. Buffalo or BBQ.
Served with our House Made Everything Sauce!

SALADS

GRILLED CHICKEN, FRIED CHICKEN OR TUNA 2.79
MAKE ANY SALAD A WRAP! CHOOSE FROM FLOUR, WHEAT OR SPINACH

SOUTHWEST

7.99
Romaine Lettuce and Mixed Greens | Black Beans | Corn | Avocado Crispy Tortilla Strips | Chipotle Dressing | Fresh Pico de Gallo

HARVEST

7.99
Cherry Tomatoes | Cucumbers | Blue Cheese | Dried Cranberries | Toasted Almonds | Balsamic Vinaigrette

CHOPPED

7.99
Romaine Lettuce | Cherry Tomatoes | Cucumbers | Bacon | Blue Cheese | Scallions | Balsamic Vinaigrette

CAESAR

7.49
Romaine Lettuce | Parmesan Cheese | Croutons | Creamy Caesar Dressing

BREAKFAST

BUILD YOUR OWN BREAKFAST SANDWICH

--- 4.49 ---

Start with a HAND-CRACKED EGG* and choose one from each:

BREAD	MEAT	CHEESE
ENGLISH MUFFIN	GRILLED BACON	AMERICAN
PLAIN BAGEL	BREAKFAST SAUSAGE	CHEDDAR
WHITE OR WHEAT	HONEY HAM	PROVOLONE
SOUR DOUGH	TURKEY BACON	SWISS
BRIOCHE BUN		

CROISSANT 1.50 | HASH BROWNS 1.99

BREAKFAST SKILLET

2 Fried Eggs* | Cheddar Cheese | Sausage | Breakfast Potatoes
Onions | Scallions **7.99**

BREAKFAST BURRITO

2 Fried Eggs* | Cheddar Cheese | Grilled Bacon | French Fries
Caramelized Onions | Black Beans | Avocado | Roasted Jalapeño **6.49**

BREAKFAST CRUISER

Fried Egg* | Cheddar Cheese | Grilled Bacon
Breakfast Sausage Honey Ham | Caramelized Onions | Plain Bagel **6.49**

AVOCADO TOAST

Thick Cut Multi-grain Toast | Avocado | Fried Egg* **3.99**
Cracked Black Pepper

*These items are cooked to order. Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness.



COFFEE & ESPRESSO

*HOT OR ICED, SELECT FLAVORS AVAILABLE

EXTRA ESPRESSO SHOT .50	
ESPRESSO	SINGLE .99 Double 1.49
*AMERICANO	16oz 1.29 20oz 1.59
*CAPPUCCINO	16oz 1.99 20oz 2.29
*LATTE	16oz 1.29 20oz 2.29
*MOCHA	16oz 1.29 20oz 2.29
*CHAI LATTE	16oz 1.29 20oz 1.39
HOT CHOCOLATE	16oz 1.29 20oz 1.39
*COFFEE	16oz 1.29 20oz 1.59 24oz 1.39

URBAN COUNTER SPECIALTIES | URBANCOUNTER.COM

SIDES

HOUSE FRIES Regular 2.39 Large 2.89
TATER TOTS Regular 2.39 Large 2.89

ADD CHEESE 1.29 | ADD CHIA 1.29

SWEET POTATO FRIES Regular 3.99 Large 4.59
CHEESE CURDS 5.99
MOZZARELLA STICKS 4.99
ONION RINGS 4.99
FRUIT CUP 3.49
HOUSE SALAD 3.99

KIDS MENU

CHOOSE ONE MENU ITEM,

SIDE AND DRINK FOR 5.99

Upgrade drink to regular milkshake for 3.00

PLAIN HOT DOG

BURGER MINI

CHICKEN MINI (Grilled or Fried)

CHICKEN TENDERS (TWO)

GRILLED CHEESE

SIDES

HOUSE FRIES | TATER TOTS | KIDS FRUIT CUP

DRINK - 12 OZ

MILK | FOUNTAIN DRINK | CRAFT SODA

DRINKS & SHAKES

FOUNTAIN DRINK

20oz. 1.19 | 32oz. 1.39 | 44oz. 1.59

CRAFT SODA (Rotating Flavors)

20oz. 1.19 | 32oz. 1.39 | 44oz. 1.59

SHAKES

Regular 3.99 Large 4.99
Oreo | Vanilla | Strawberry | Chocolate

URBAN COUNTER

Dogs, Burgers, Salads

TO-GO MENU

Locations
St Charles . Palatine
Naperville . West Chicago
Hinsdale . Wheaton . Aurora

Visit our website:

URBANCOUNTER.COM

Follow us at:

THEPRIDESTORES.COM



Menu subject to change without notice

Consider an Application for a Class B (Package Liquor Store) Liquor License for J&J Liquor Located at 741 W. Palatine Road

BACKGROUND:

On this evening's agenda is a request for a Special Use Transfer for J & J Liquor located at 741 W. Palatine Road. The Petitioner, Pavan Patel, wishes to apply for a Class B (Package Liquor Store) liquor license. The Village has an available Class B license due to the 100% ownership change of this liquor store, previously owned by James Park. The Petitioner will be present to answer any questions from the Commission. Permitted hours of operation for a Class B liquor license are Sunday - Saturday 6 AM to Midnight.

KEY ISSUES:

A copy of the application and business plan are on file in the Village Manager's office.

ALTERNATIVES:

1. Approve the Class B liquor license.
2. Do not approve the Class B liquor license.

RECOMMENDATION:

Action is at the discretion of the Commission.

BUDGET IMPACT:

\$4,097 Annual Fee for a Class B liquor license.

ACTION REQUIRED:

Action is at the discretion of the Commission.

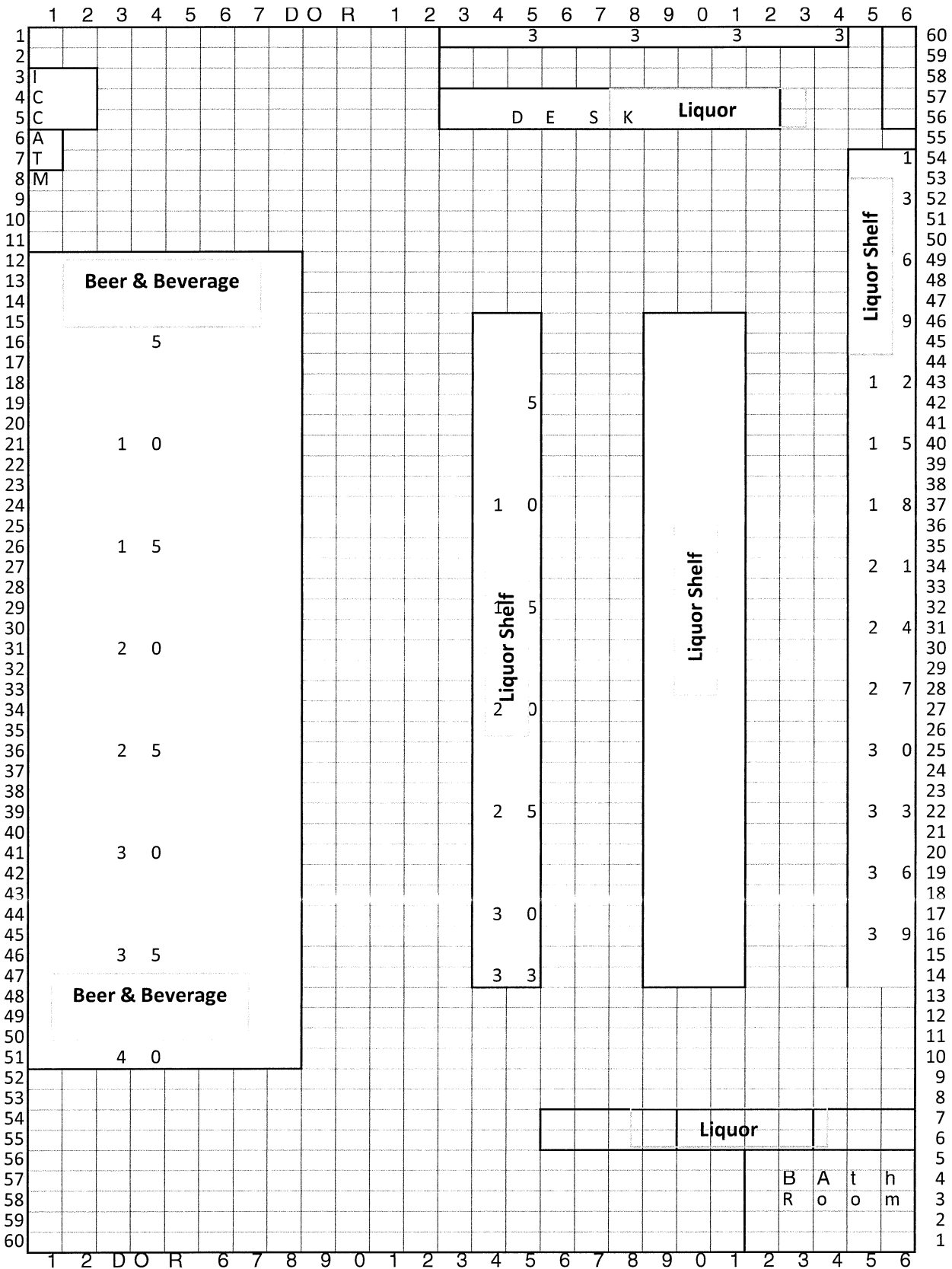
ATTACHMENTS:

- Business Plan
- Floor Plan

Business plan for J&J Liquor store in Palatine

What do we want to do ?	The business intends to continue operating as a licensed establishment under new ownership or management while adhering to all relevant legal and regulatory requirements. The liquor license transfer will ensure uninterrupted service and compliance with the applicable alcohol laws. The establishment will continue its existing operations, serving high-quality products and maintaining a safe, enjoyable environment for patrons. Follow regulation for age verification and city sales process.		
Why this location and city?	Situating near a residential community and open land with future development potential, we believe that the current moment presents an opportune time to invest in this business. By doing so, we aim to effectively cater to the needs of the nearby residents.		
Economic Growth	Envisioned as a business venture, this plan aims to introduce improved contemporary local choices for liquor purchases, with the potential to generate substantial revenue. This, in turn, will contribute to the city and community by generating taxes through the sale of liquor and other goods in the store. Additionally, the improved establishment of this store would create new employment opportunities for residents.		
Business Operation Time/ Employee	Monday to Thursday Friday to Saturday Sunday	10 AM to 11:30 PM 10 AM to 12:00 AM 10 AM to 11:00 PM	Potential No of Employee :- 2
Items to be sell	Package Beer, Package liquor, Package tobacco, soda drinks, candy, package snacks.		

FLOOR PLAN FOR J&J LIQUORS (UNIT : FT)



Attachment: Floor Plan (741 W. Palatine Rd - Appl. for Class B Liquor License, J&J Liquor)