



Village of Downers Grove

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## Liquor Commission - Agenda

|                         |  |
|-------------------------|--|
| <b>Meeting Location</b> | Civic Center – Betty Cheever Council Chambers.     |
| <b>Meeting Address</b>  | 850 Curtiss Street, Downers Grove, Illinois 60515. |
| <b>Meeting Date</b>     | February 5, 2026 at 6:30 PM.                       |

**I. Call to Order.**

**II. Roll Call.**

**III. Approval of Minutes.**

- September 4, 2025.

**IV. Action Items/Public Hearings.**

- A. **Application Hearing:** Halsted Street Café located at 3500 Lacey Road, for a Class R-2 liquor license.

**V. New Business.**

- A. **Classification Creation:** Blume & Ferris Public House located at 2201 Curtiss Street.

**VI. Old Business.**

**VII. Public Comments.**

**VIII. Adjournment.**

**DOWNERS GROVE LIQUOR COMMISSION  
BETTY CHEEVER COUNCIL CHAMBERS  
850 CURTISS STREET**

Thursday, September 4, 2025

**DRAFT**

**I. CALL TO ORDER**

Chairman Johnson called the September 4, 2025 Liquor Commission meeting to order at 6:30 p.m.

**II. ROLL CALL**

**PRESENT:** Ms. Kastory, Mr. Mehta, Ms. Saucedo, Chairman Johnson

**ABSENT:** Mr. Dietrich, Mr. Fenton, Mr. Shah

**STAFF:** Carol Kuchynka, Liaison to the Liquor Commission, Brandan Rissman, Assistant Village Attorney

**OTHERS:** Sophia Papageorge-Karvelas, Nonda Karvelas, Shannon Huddleston, Eddie Nahlawi, Julie Notaro, Court Reporter

**III. APPROVAL OF MINUTES**

Chairman Johnson asked for approval of the minutes for the August 7, 2025 Liquor Commission meeting and asked members if there were any corrections, changes or additions.

Hearing no additional changes, corrections or additions, the August 7, 2025 minutes of the Liquor Commission meeting were approved as written.

Chairman Johnson reminded those present that this evening's meeting was being recorded on Village-owned equipment. Staff was present to keep minutes for the record.

**IV. APPLICATION FOR LIQUOR LICENSE**

Chairman Johnson made the following statements:

"The next order of business is to conduct a public hearing for a liquor license application. For the benefit of all present, I would like to state that this Commission does not determine the granting or denial of the issuance of any license. We may, at the end of each hearing, make a finding or recommendation with respect to the application. If necessary, the Commission may adjourn a hearing to a later date in order to have benefit of further information."

"At the conclusion of the hearing, the Commission will determine any recommendations it wishes to make to the Liquor Commissioner".

"The Liquor Commissioner, who is the Mayor of Downers Grove, will, pursuant to Section 3-12 of the Ordinance, render decisions regarding issuance of available licenses."

"Hearings by this Commission are held according to the following format: 1) reading of information pertinent to the application, 2) comments from the applicant, 3) discussion by the Commission, 4) comments from staff, 5) comments from the public, and 6) motion and finding by the Commission."

**Bryan's American Grill – 2009 Ogden**

Chairman Johnson stated that the next order of business was an application from Karv Corp., LLC d/b/a Bryan's American Grill located at 2009 Ogden Avenue. He stated that the applicant is seeking a Class "R-1", full alcohol, on-premise consumption liquor license and a Class "O" outdoor liquor license.

Chairman Johnson asked that any individual(s) representing the applicant step forward and be seated. He asked that any individual(s) giving testimony, state and spell their name for the record, indicate their affiliation with the establishment and be sworn in by the court reporter.

Ms. Sophia Papageorge-Karvelas, Mr. Nonda Karvelas and Ms. Shannon Huddleston were sworn in by the court reporter.

Chairman Johnson asked them to explain their request for liquor license.

Ms. Papageorge-Karvelas stated that they are seeking a license for an existing restaurant that has been operating for 10 years. She stated that he and her husband were interested in buying the business and continuing to run it with food and alcohol service.

Chairman Johnson stated that based upon the materials presented they are renting with an option to buy the building. Ms. Papageorge-Karvelas replied yes.

Chairman Johnson stated that any decision by the Mayor granting a liquor license shall specifically confirm to an expected date of occupancy. He added that no decision shall be valid for more than ninety (90) days after the expected occupancy date. He stated that extensions may be granted or a new application may be required in accordance with Section 3.12(e)(2) of the Downers Municipal Code.

Chairman Johnson asked the expected date of occupancy. Mr. Karvelas replied as soon as possible.

Chairman Johnson asked for questions from the Commission.

Ms. Saucedo noted that two employee BASSET Certifications were expired. She asked if they were still with the restaurant. Ms. Kastory noted three were expired. She stated that Kimberly, Shannon, and Carries expired earlier this year. Ms. Huddleston stated that she took hers a year early and was not expired. She noted that they will have them re-certified by the weekend. She advised that Shari, another employee listed, is no longer with the restaurant. Ms. Kuchynka advised that the certifications must be completed before they can do any further serving.

Ms. Kastory stated that the manual read that employees should recognize signs of intoxication, however there is no mention or examples to support that. She asked if they go over that material in their meetings. Ms. Papageorge-Karvelas stated that they will update that in the handbook when they take over and communicate that to staff.

Ms. Papageorge-Karvelas stated that Shannon will be responsible for training staff. Ms. Papageorge-Karvelas stated that as a health care professional she is familiar with the signs of intoxication. She stated that they will stress that matter with employees.

Mr. Mehta asked Ms. Papageorge-Karvelas if she was currently working at the restaurant. Ms. Papageorge-Karvelas replied no.

Mr. Mehta stated he was trying to understand what would change with their takeover. Mr. Karvelas

replied that for the time being, nothing will be changing for the next few years after they buy the property. He stated that he has approval from the current owner to utilize the Bryan's name for six months. He stated that they will take that time to get to know the clientele.

Ms. Papageorge-Karvelas stated that the menu is extensive. She stated that she would like to cut that and offer shareable meals and small plates. She stated that should would like to bring in healthier options and upgrade the kids menu. She stated that their priority is to create a seed-oil free restaurant. She stated that olive oil in lieu of inflammatory oils will be used for cooking purposes. She stated that no restaurants in the area offer seed-free oils and noted that certain oils affect our health.

Ms. Papageorge-Karvelas stated that they would like to offer more non-alcoholic options such as "mocktails". She stated that alcohol is a toxin, which is being consumed less and less. She stated that she would like to add organic beer and hard liquor and more nutritional changes to the establishment.

Mr. Mehta asked Ms. Huddleston if she currently works at the restaurant. Ms. Huddleston replied yes. She stated that she works under Bryan, who is the current owner/manager. She stated that she is in charge when he is not at the restaurant. She stated that she has been working for Bryan's for nine years. She stated that she worked at DuPage Inn for seventeen years and managed that as well.

Chairman Johnson asked the Karvelas' if they will be serving at the establishment in the future. Mr. & Mrs. Karvelas replied yes.

Chairman Johnson asked the Karvelas' if they had liquor handling experience. Mr. Karvelas replied that they owned a bar and grill in Mount Prospect for six years. He stated that a bar at the time they got engaged was not conducive to family life, so they sold it. Mr. Karvelas stated that their kids go to local schools and they live in Orchardbrook. He stated that the restaurant is close. Ms. Papageorge-Karvelas replied that her family has been in the restaurant business for decades. She stated that her uncle and father have had Papa Spiro's in Oak Park. She stated that she has been in and out of the field for many years and is familiar with serving, food and alcohol handling.

Ms. Papageorge-Karvelas stated that she is a certified bartender. She stated that when working for Emerson's Ale House she wanted to be familiar with every aspect of the business and was certified in mixology. She stated this experience will be beneficial for her in operating Bryan's.

Chairman Johnson reminded Ms. Papageorge-Karvelas before she handles any drinks, she will need to obtain the BASSET Certifications. Ms. Papageorge-Karvelas replied that they use to be certified when working at Emerson's but noted that the certifications will need to be renewed.

Chairman Johnson noted Ms. Huddleston's extensive background. He asked Ms. Huddleston what her role is now. Ms. Huddleston replied that she is head bartender.

Chairman Johnson stated that they included the Bryan's manual with their materials. He asked what, if anything, would change with the materials of the previous owner. Mr. Karvelas noted that they made some updates and changes to the manual. He stated that they will not accept the vertical id, which was not in the packet from the previous owner. He stated that a few inconsistencies in the packet that were corrected.

Mr. Karvelas noted that a change would be to include information on ID readers, which they intend to use.

Chairman Johnson asked Ms. Huddleston when the last quarterly staff meeting took place. Ms. Huddleston stated that there are only six employees at the establishment. She stated that they have all been bartending for 20+ years and very experienced. She stated that they communicate to each other



when customers need to be cut off. She stated that they do not let patrons drink and drive, and they offer Uber rides.

Chairman Johnson encouraged them to have refresher meetings more often with staff.

Chairman Johnson stated that there were six full time employees. Ms. Huddleston stated there was six total, with no more than two on staff. She stated that one works during the day. She stated that Bryan's is a very small place. She stated that a bartender and waitress are there at any given time.

Chairman Johnson asked how many tables were in the restaurant. Mr. Karvelas replied sixteen, with six of them being two-tops.

Chairman Johnson asked how many bar stools there were. Mr. Karvelas replied ten.

Chairman Johnson stated that equates to about twenty-five patrons for two employees to monitor. He stated that there was some concern on how they will monitor the outdoor. He stated that the manual states that the manager on duty or their designee will be responsible for monitoring the patio. He stated that sounds like a lot. Ms. Papageorge-Karvelas stated that the patio seats four people.

Chairman Johnson asked if the patio was a smoking area. Ms. Papageorge-Karvelas replied that patrons do not smoke out there and there are no-smoking signs because patrons do sit out there to eat.

Mr. Karvelas noted their concern of not having enough people on staff. He felt that one person should not be there closing at night and felt that there will be more staff and busboys present.

Ms. Papageorge-Karvelas stated that if there will be more employees to staff the patio when open.

Ms. Papageorge-Karvelas stated that they have gone in several times to observe the operation. She felt that an increase of staff would be beneficial.

Chairman Johnson asked what the 5/10 rule of greeting on page 8 of the manual. Ms. Papageorge-Karvelas replied when dealing with customers, meet, greet them, seat them, go over specials and get their names. Ms. Huddleston stated that staff is very personable. She stated that they are familiar with 90% of the patrons that come through the door.

Mr. Karvelas stated that he went to DG North. He added that he sees his old class mates and families, co-workers and customers at the site.

Chairman Johnson referred to page 9 of the manual where "any employee involved in serving a minor will be immediately terminated". He asked Ms. Huddleston if that has ever occurred while she worked at Bryan's. Ms. Huddleston replied no. She stated that did occur at DuPage Inn.

Mr. Mehta asked that if they change the operation will they need to come back to the Commission. Ms. Kuchynka replied that in some cases, depending on their nature and complexity, the Mayor can approve changes administratively. Ms. Kuchynka advised the applicant that any renovations and/or changes to signage may require a permit from the Building Department. She stated that changes to the menu and name would need to be reported. She added that the Mayor might require the applicant to return to the Commission if there were any major changes to the establishment.

Chairman Johnson asked if staff had any comments concerning the application. Ms. Kuchynka stated that factors affecting the finding or recommendation include update to the certificate of occupancy, updated emergency contact information, signed lease, dram shop insurance, annual fee, satisfactory background checks and updated employee certifications.

Chairman Johnson asked for comments from the public. There were none.

Hearing the testimony given in this case, Chairman Johnson asked for a recommendation from the Commission concerning its finding of “qualified” or “not qualified” with respect to their request for a Class R-1 liquor license.

**MR. MEHTA MOVED TO FIND KARV CORP., LLC D/B/A BRYAN’S AMERICAN GRILL LOCATED AT 2009 OGDEN AVENUE QUALIFIED FOR A CLASS "R-1", FULL ALCOHOL, ON-PREMISE CONSUMPTION LIQUOR LICENSE. MS. KASTORY SECONDED.**

**Aye:** Mr. Mehta, Ms. Kastory, Ms. Saucedo, Chairman Johnson

**Nay:** None

**Abstain:** None

**MOTION CARRIED: 4:0:0**

Hearing the testimony given in this case, Chairman Johnson asked for a recommendation from the Commission concerning its finding of “qualified” or “not qualified” with respect to their request for a Class O liquor license.

**MR. MEHTA MOVED TO FIND KARV CORP., LLC D/B/A BRYAN’S AMERICAN GRILL LOCATED AT 2009 OGDEN AVENUE QUALIFIED FOR A CLASS "O", OUTDOOR LIQUOR LICENSE. MS. KASTORY SECONDED.**

**Aye:** Mr. Mehta, Ms. Kastory, Ms. Saucedo, Chairman Johnson

**Nay:** None

**Abstain:** None

**MOTION CARRIED: 4:0:0**

## **V. APPLICATION FOR CHANGE IN OWNERSHIP**

Chairman Johnson made the following statements:

“The next order of business is to conduct a public hearing concerning a change in ownership, at the request of the Liquor Commissioner. Section 3.17 of the Municipal Code provides that the addition of any shareholder owning directly or indirectly 20% or more, and/or the exchange of stock which results in a change in controlling ownership shall be deemed to constitute a change for which a new license shall be required.”

### **Fonda de Paula – 1012 Curtiss**

Chairman Johnson stated that before us is Fonda DG, LLC d/b/a Fonda de Paula located at 1012 Curtiss Street. The applicant is seeking approval of a change in ownership for the Class “R-1”, full alcohol, on-premise consumption liquor license and a Class “O” outdoor liquor license.

Chairman Johnson stated that the applicant previously appeared before the Downers Grove Liquor Commission on May 1, 2025. He stated that licenses were subsequently issued by the Local Liquor

Commissioner on June 1, 2025.

Chairman Johnson asked any individuals in the audience who will represent Fonda de Paula, to step forward and be seated. He asked that any individuals giving testimony be sworn in by the Court Reporter. He asked that they state and spell your name for the record and indicate their affiliation with the establishment.

Ms. Julie Notaro and Mr. Eddie Nahlawi were sworn in by the court reporter. Ms. Notaro introduced herself as the Managing Member of Fonda DG, LLC and Mr. Nahlawi himself as the liquor manager for Fond de Paula.

Chairman Johnson asked them to explain the change in ownership and reason for the request.

Mr. Nahlawi stated that the restaurant operation has not changed. He stated that he has known personally and has worked with Julie for 38 years. He stated that she is part of the Foodworks Hospitality Group. He stated that Julie is going to take the lead on this project. He stated that they are working on the menu, the chef will remain the same and they hope to open soon.

Chairman Johnson asked Mr. Nahlawi if he will remain the liquor manager. Mr. Nahlawi replied yes.

Chairman Johnson asked Mr. Nahlawi if he is a managing partner. Mr. Nahlawi replied yes.

Chairman Johnson asked the anticipated date of occupancy. Mr. Nahlawi hoped to be open by the 16<sup>th</sup> of September.

Chairman Johnson asked for questions from the Commission.

Ms. Saucedo had no questions.

Ms. Kastory had no questions.

Mr. Mehta asked Ms. Notaro if she was coming in to be a partner. Ms. Notaro replied [yes] finally.

Mr. Mehta asked if this was the only change. Mr. Nahlawi replied yes.

Mr. Mehta commented on their great presentation at the original hearing.

Chairman Johnson had no questions.

Chairman Johnson asked if staff had any comments concerning the application. Ms. Kuchynka stated that factors affecting the finding or recommendation include background checks which should already be satisfied.

Chairman Johnson asked for comments from the public. There were none.

Hearing the testimony given in this case, Chairman Johnson asked for a recommendation from the Commission concerning its finding of "qualified" or "not qualified" with respect to the change in ownership with regard to their Class R-1 liquor license.

**MR. MEHTA MOVED TO FIND FONDA DG, LLC D/B/A FONDA DE PAULA LOCATED AT 1012 CURTISS STREET QUALIFIED FOR A CHANGE IN OWNERSHIP FOR THE CLASS "R-1", FULL ALCOHOL, ON-PREMISE CONSUMPTION LIQUOR LICENSE ISSUED ON JUNE 1, 2025. MS. KASTORY SECONDED.**

**Aye:** Mr. Mehta, Ms. Kastory, Ms. Saucedo, Chairman Johnson  
**Nay:** None  
**Abstain:** None

**MOTION CARRIED: 4:0:0**

Hearing the testimony given in this case, Chairman Johnson asked for a recommendation from the Commission concerning its finding of “qualified” or “not qualified” with respect to the change in ownership with regard to their Class O liquor license.

**MR. MEHTA MOVED TO FIND QUALIFIED FOR A CHANGE IN OWNERSHIP FOR THE CLASS "O", OUTDOOR LIQUOR LICENSE ISSUED ON JUNE 1, 2025. MS. KASTORY SECONDED.**

**Aye:** Mr. Mehta, Ms. Saucedo, Ms. Kastory, Chairman Johnson  
**Nay:** None  
**Abstain:** None

**MOTION CARRIED: 4:0:0**

**VI. NEW BUSINESS**

Chairman Johnson asked if there was any discussion, update from staff or comments from the Commission regarding any new business.

Ms. Kuchynka did not have any applications on file and did not anticipate holding an October meeting.

**VII. OLD BUSINESS**

Chairman Johnson asked if there was any discussion, update from staff or comments from the Commission regarding any old business.

Ms. Kuchynka referred to the August month end report.

Ms. Kuchynka stated that she is in the process of liquor license renewal. She noted an issue with the licensing software which she hoped to have resolved tomorrow. She noted the deadline for renewal is Friday, October 3<sup>rd</sup>. She stated that current licenses expire October 31<sup>st</sup>.

Ms. Kuchynka noted that there are several special events occurring in September. She advised that Goldfinger would be holding an Oktoberfest in their parking lot and would be serving as a beer vendor for the Park District Flannel Fest in Fishel Park. She stated that the District #58 Oktoberfest was approved and will occur on the weekend of September 13<sup>th</sup>.

Ms. Kuchynka advised that Brickhouse Tavern & Tap on Butterfield voluntarily closed at the end of August and forfeited their liquor license.

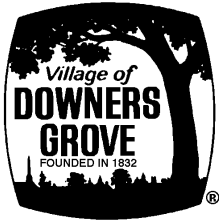
#### **VIII. COMMENTS FROM THE PUBLIC**

There were none.

#### **IX. ADJOURNMENT**

Concluding business for the evening, Chairman Johnson called for a motion to adjourn. Ms. Saucedo moved to adjourn the September 4, 2025 meeting. The meeting was adjourned by acclamation at 7:01 p.m.





**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE LIQUOR COMMISSION  
FEBRUARY 5, 2025 AGENDA**

| <b>SUBJECT:</b>  | <b>TYPE:</b>                             | <b>SUBMITTED BY:</b>                               |
|--|--|--|
| Licensee: Halsted Street Deli Holdings, LLC-3500 Lacey<br>D/B/A: Halsted Street Deli Coffee & Wine Bar<br>Address: 3500 Lacey Road | Application for Class R-2 liquor license | Carol Kuchynka<br>Liaison to the Liquor Commission |

**REQUEST**

The applicant is requesting a Class R-2 liquor license for Halsted Street Deli Coffee & Wine Bar located at 3500 Lacey Road.

**NOTICE**

The request has been filed in conformance with applicable procedural and public hearing requirements.

**GENERAL INFORMATION**

Officer(s): James Gondeck, Managing Member

Stockholder(s): James Gondeck - 100%

Manager: Mr. Jim Gondeck

Licensee: Halsted Street Deli Holdings, LLC-3500 Lacey d/b/a Halsted Street Deli Coffee & Wine Bar  
3500 Lacey Road  
Downers Grove, IL 60515

**PROPERTY INFORMATION**

**EXISTING LAND USE:** Commercial  
**PROPERTY SIZE:** (700 square feet)

**ANALYSIS**

**Submittals**

This report is based on the following documents, which are on file with the Legal Department:

1. Application for Liquor License
2. Lease
3. Menu
4. Liquor Handling Manual
5. Floor Plan

**Project Description**

The applicant is requesting a Class R-2 liquor license for the operation of a deli located at 3500 Lacey Road.

**Compliance with the liquor ordinance**

The establishment is defined as:

Restaurant. A place kept, used, maintained, advertised or held out to the public as a place with the service of food and drink, and where meals are regularly served, without sleeping accommodations, and where adequate provision is made for sanitary kitchen and dining room equipment and capacity and a sufficient number of employees to prepare and serve food for its customers. It being the intent of this paragraph that the primary business conducted on premises to be licensed as restaurants hereunder shall be the service of food and drink. Food service shall be available at all times liquor sales are being conducted. Menus shall be on the table, presented to each patron as they are seated or be posted in such a manner to be easily readable by the patrons of the restaurant. Provided, the kitchen may not cease operating prior to one (1) hour before closing. Bar/lounge seating shall be no more than twenty percent (20%) of the total seating provided for patrons of the establishment.

**License conditions**

"R-2" Restaurant licenses shall authorize the retail sale of beer and wine for consumption on the licensed premises and the retail sale of beer and wine for consumption off the licensed premises pursuant to DGMC Section 3.33.6 herein, where the primary business is that of a restaurant, as defined herein. Such licensees may provide delivery service pursuant to DGMC Section 3.33.4.

**Public Safety Requirements**

Fire Prevention and Community Development Department will need to conduct a walkthrough of the facility. A Certificate of Occupancy is not required. Health Department approval is required.

**Factors Affecting Finding or Recommendation**

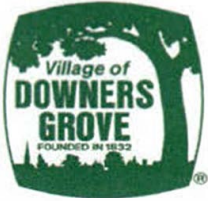
Insurance, annual fee, satisfactory background checks, employee certifications.

**Recommendation**

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Based upon testimony presented at the February 5, 2026 application hearing, if said application is consistent with the Liquor Code and meets the criteria of the classification, staff requests the following:

A recommendation from the Commission concerning its finding of "qualified" or "not qualified" with regard to their Class R-2 liquor license application, along with any conditions and/or restrictions with respect to this applicant.



downers.us

January 13, 2026

**CIVIC CENTER**  
850 Curtiss St.  
Downers Grove, IL  
60515-4782

**MAIN** 630.434.5500  
**POLICE** 630.434.5600

**FIRE DEPT**  
Administration  
5420 Main St.  
Downers Grove, IL  
60515-4834  
  
630.434.5980

**PUBLIC WORKS**  
5101 Walnut Ave.  
Downers Grove, IL  
60515-4046

630.434.5460

Mr. James Gondeck  
Halsted Street Deli Holdings, LLC-3500 Lacey

**RE:** *Application for Class R-2 Liquor License*  
*Halsted Street Deli Coffee & Wine Bar*  
*3500 Lacey Road, Downers Grove, IL 60515*

Dear Mr. Gondeck:

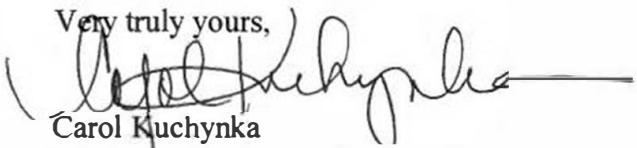
The Liquor Commission of the Village of Downers Grove will meet on Thursday, February 5, 2026, at 6:30 p.m. in the Civic Center Betty Cheever Council Chambers located at 850 Curtiss Street, Downers Grove, Illinois, to consider applications for liquor licenses. A public hearing will be held on your application as a part of this meeting.

I encourage you to attend this public hearing at which time you will have an opportunity to comment in support of your application. In addition, the Liquor Commission will be particularly interested in examining your liquor handling manual and in hearing about your floor plan and training procedures as they relate to the sale of alcoholic beverages.

You may withdraw your application at any time prior to the public hearing.

If you have any questions, please contact me at (630) 434-5542.

Very truly yours,

  
Carol Kuchynka  
Liaison to the Liquor Commission

VILLAGE OF DOWNERS GROVE



# Village of Downers Grove

## LIQUOR LICENSE APPLICATION

Date: 12/3/20

Application is hereby made to the Local Liquor Commissioner of the Village of Downers Grove for issuance of a Class R2 liquor license, pursuant to the ordinances of the Village and laws of the State of Illinois.

### 1. GENERAL INFORMATION

#### 1.1. Applicant

Name: Halsted Street Deli Holdings, LLC-3500 Lacey

Address: [REDACTED]

Phone: [REDACTED]

#### 1.2. Status

☐ Individual(s) or Sole Proprietorship

☐ Corporation

☒ Limited Liability Company

☐ Partnership

☐ Other (explain) \_\_\_\_\_

#### 1.3. Liquor Manager

Name: James Gondeck

Address: [REDACTED]

Phone: [REDACTED]

Driver's License Number: \_\_\_\_\_

Social Security Number (Last Four) \_\_\_\_\_

Date of Birth: \_\_\_\_\_

Place of Birth: \_\_\_\_\_

2. PREMISES

2.1. Doing Business As: Halsted Street Deli

Address: 3500 Lacey Road, Downers Grove, IL 60515

Phone: 847-274-9350

2.2. Does Applicant beneficially own the premises for which a license is sought? ☒ No ☐ Yes

a. If yes, Applicant must attached proof of ownership. (i.e. deed)

b. If Applicant is not the beneficial owner of the premises, does Applicant have a lease thereon for the full period for which the license is to be issued? ☐ No ☒ Yes

If yes,

i. A copy of lease must be attached; and,

ii. Identify the owner or rental agent for the property:

Name: Kore 3500 Lacey Owner, LLC

Address: 9250 E Costilla Ave, Greenwood Village, CO 80112

Phone: 303-779-8200



2.3. Are the premises located within one hundred feet of any church, school, hospital, home for aged or indigent persons or for veterans, their spouses or children, or any military or naval stations?

☒ No      ☐ Yes

2.4. State the anticipated date of occupancy. 12/03/2025

3. CORPORATION/LIMITED LIABILITY COMPANY

This section must be completed by authorized agent of any corporate or limited liability company Applicant. If Applicant is a partnership, skip section 3 and go to section 4. If Applicant is neither a corporation, limited liability company, nor a partnership, skip sections 3 and 4 and go to section 5.

3.1. Applicant was incorporated or organized under the laws of the State of \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., \_\_\_\_\_.

3.2. If Applicant was not incorporated or organized under the laws of the State of Illinois, is Applicant a foreign corporation or limited liability company authorized to transact business in the State of Illinois?

☐ No      ☐ Yes

3.3. Registered Agent:

Name: James Gondeck

Address: [REDACTED]

Phone: [REDACTED]

3.4. Corporate and limited liability company Applicants must complete and attach Officers and Directors, and Ownership Interests forms.

#### 4. PARTNERSHIP

This section must be completed by authorized agent of any partnership Applicant. If Applicant is not a partnership, skip to Section 5.

4.1. Applicant was formed under the laws of the State of Illinois  
on the 17th day of November, A.D., 2025.

4.2. Is Applicant a limited partnership pursuant to the Illinois Revised  
Uniform Limited Partnership? ☒ No ☐ Yes

4.3. If Applicant was not formed under the laws of the State of Illinois, is  
Applicant a foreign partnership qualified under the Illinois Uniform  
Partnership Act or the Illinois Uniform Limited Partnership Act, as now  
or hereafter amended, to transact business in the State of Illinois?  
☐ No ☐ Yes

4.4. Registered Agent: ☐ Not Applicable

Name: James Gondeck

Address: [REDACTED]

Phone: [REDACTED]

4.5. General Partner: ☐ Not Applicable

Note: if there is more than one general partner, include that general partner who is to be primarily responsible for operation of the licensed premises.

Name: James Gondeck

Address: [REDACTED]

Phone: [REDACTED]

4.6. Managing Partner: ☐ Not Applicable

Note: if there is more than one managing partner, include that managing partner who is to be primarily responsible for operation of the licensed premises.

Name: James Gondeck

Address: [REDACTED]

Phone: [REDACTED]

4.7. Partnership Applicants must complete and attach Partnership forms.

## 5. SOLE PROPRIETORSHIP

Name: \_\_\_\_\_

NOTE: Pursuant to 235 ILCS 5/6-2 (1) Sole proprietor must be resident of the Village in which the premises covered by the license is located.

Pursuant to 235 ILCS 5/6-2 (3) Sole proprietor must be a citizen of the United States.

Skip to Section 6.

6. QUALIFICATIONS

6.1. Has any liquor license issued to the applicant, the liquor manager, or any person or entity listed on Officers and Directors, Ownership Interests, or Partnership forms ever been fined, revoked or suspended?

☒ No

☐ Yes, please identify the following:

a. Jurisdiction revoking or suspending license: \_\_\_\_\_

b. Date of revocation or suspension: \_\_\_\_\_

c. Reason given by revoking jurisdiction for revocation or suspension:

\_\_\_\_\_

d. Additional explanatory information, if desired: \_\_\_\_\_

\_\_\_\_\_

6.2. Has Applicant, the liquor manager, or any person or entity listed on the Officers and Directors, Ownership Interests, or Partnership forms ever been convicted of violating any Federal or State law concerning the manufacture, possession or sale of alcoholic liquor, or forfeited their bond for failure to appear in court to answer charges for any such violation?

☒ No

☐ Yes, please identify the following:

- a. Jurisdiction revoking or suspending license: \_\_\_\_\_
- b. Date of revocation or suspension: \_\_\_\_\_
- c. Reason given by revoking jurisdiction for revocation or suspension:  
\_\_\_\_\_
- d. Additional explanatory information, if desired: \_\_\_\_\_  
\_\_\_\_\_

6.3. Has Applicant, the liquor manager, or any person or entity listed on the Officers and Directors, Ownership Interests, or Partnership forms, ever been convicted of a felony under Federal or State law?

☒ No

☐ Yes, please identify the following:

- a. Jurisdiction revoking or suspending license: \_\_\_\_\_
- b. Date of revocation or suspension: \_\_\_\_\_
- c. Reason given by revoking jurisdiction for revocation or suspension:  
\_\_\_\_\_
- d. Additional explanatory information, if desired: \_\_\_\_\_  
\_\_\_\_\_

6.4. Is Applicant the beneficial owner of the business to be operated?

☒ Yes      ☐ No

6.5. Has Applicant, the liquor manager, or any person or entity listed on the Officers and Directors, Ownership Interests, or Partnership forms,



ever been convicted of a gambling offense in violation of Sections 28-1(a)(3) through (a)(10), or Section 28-3, of the Illinois Criminal Code (ILL. REV. STAT., ch. 38), as heretofore or hereafter amended.

☒ No

☐ Yes, please identify the following:

a. Jurisdiction revoking or suspending license: \_\_\_\_\_

b. Date of revocation or suspension: \_\_\_\_\_

c. Reason given by revoking jurisdiction for revocation or suspension:

\_\_\_\_\_

d. Additional explanatory information, if desired: \_\_\_\_\_

\_\_\_\_\_

6.6. Has Applicant, the liquor manager, or any person or entity listed on the Officers and Directors, Ownership Interests, or Partnership forms, been issued a federal wagering stamp by the federal government for the current tax period?

☒ No

☐ Yes, please provide details.

\_\_\_\_\_

6.7. Has a federal wagering stamp has been issued by the federal government for the current tax period for the premises for which a license is sought?

☒ No

☐ Yes, please provide details.

---

6.8. Is applicant a citizen of the United States?

☐ Yes

☐ No

☒ Not Applicable – Corporation / LLC /

Partnership

6.9. Is applicant a resident of Downers Grove?

☐ Yes

☐ No

☒ Not Applicable – Corporation / LLC /

Partnership

## 7. SUBMITTALS

7.1. In addition to this application form the following are submitted as applicable:

\_\_\_ Liquor Manager

\_\_\_ Officers and Directors

\_\_\_ Ownership Interests

- ☒ Partnership
- ☒ Declaration
- ☐ Outdoor Sales Application
- ☐ Certifications
- ☐ Articles of Incorporation or Organization (if applicable)
- ☐ Proof of Ownership of Premises (i.e. title report)
- ☒ Lease-If premises not beneficially owned by Applicant (for the full period for which the license is to be issued)
- ☒ Floor Plan, as required for any premises to be licensed for sale of alcoholic liquor for consumption on the premises, drawn to scale, and with sufficient detail to depict types of seating, location of bars and other design features.
- ☒ Employee liquor handling training manual
- ☒ Application fee
- ☐ Certificate of Insurance
- ☒ Menu (If applicable)
- ☐ Reduced Menu - after regular menu hours (If applicable)

7.2. Applicant understands and agrees that additional information and material may be required during the processing of this application related to applicant's qualifications, the information provided herein, including attachments, fingerprinting, and the class of license involved. Applicant agrees to provide such additional information and material and that failure to do so may delay the processing of this application or result in its denial.

7.3. In the event Applicant is made aware that any information or document submitted as part of this application process is inaccurate or incomplete, Applicant agrees to immediately notify the Village and provide appropriate corrections. Applicant understands and agrees to provide such additional information and material, and that failure to do so may delay the processing of this application or result in its denial.

**THE UNDERSIGNED, BEING DULY SWORN, DOES STATE AS FOLLOWS:**

**A. THAT THE UNDERSIGNED IS EMPOWERED TO PREPARE AND SIGN THIS APPLICATION ON BEHALF OF THE APPLICANT.**

**B. THAT THE UNDERSIGNED HAS REVIEWED THIS APPLICATION, AND ALL ATTACHMENTS AND SUBMITTALS, AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND ACCURATE.**

Name of Corporation/Limited Liability Company/Partnership/Sole

Proprietorship:

**Halsted Street Deli Holdings, LLC-3500 Lacey**

---

Applicant Signature:

*James Gondeck*

---

Printed Name:

**James Gondeck**

---

Title:

**Managing Member**

---

Date:

**12/3/25**

---





## Village of Downers Grove

## MANAGER APPLICATION

Name of License Holder: Halsted Street Deli Holdings, LLC-3500 Lacey

Doing Business As: **Halsted Street Deli**

Address:

Phone:

License Number:

Manager Name: **Jim Gondeck**

Phone:

Residence Address:

Previous Residence (if less than one year at current residence):

**Date of Birth:**

Place of Birth:

Social Security Number (Last Four):

Citizenship: U.S.

If naturalized, date/place of naturalization:

Driver's License Number and State.

Number of hours per week of employment (minimum 35):

**Experience**

Name and address (city, state) of any other related establishment in which  
you have been employed, position held, and dates of employment  
experience:

**Owner of Halsted Street Deli for 7 years**

---

---

---

**I certify I have never been convicted of a felony, misdemeanor, or  
licensing ordinance violation.**

Signature of Manager: James Gondeck

Date: 12/03/2025



# Village of Downers Grove

## PARTNERSHIP FORM

Applicant: Halsted Street Deli Holdings, LLC-3500 Lacey

By: Jim Gondeck

Corporate Title: Managing Member

Date: 12/03/2025

The following is a listing of:

- a. All general partners of any Applicant partnership formed pursuant to the Illinois Uniform Partnership Act or similar statute of another state; or
- b. All general partners of any Applicant partnership formed or authorized to transact business as a foreign limited partnership, pursuant to the Illinois Revised Uniform Limited Partnership Act, as now or hereafter amended; or,
- c. All limited partners owning, directly or indirectly, five (5%) or more of the aggregate limited partnership interest of any Applicant partnership formed or authorized to transact business as a foreign limited partnership, pursuant to the Illinois Revised Uniform Limited Partnership Act, as now or hereafter amended; or,
- d. All general or managing partners of any Applicant partnership which is not formed or authorized to transact business as a foreign limited partnership, pursuant to the Illinois Revised Uniform Limited Partnership Act, as now or hereafter amended.

**Note: include the person's full name, address and percent of ownership;  
use additional pages if necessary.**

**Please attach a completed Background Check Waiver for each listed  
partner.**

Name: James Gondeck

Address: [REDACTED]

Phone: [REDACTED]

Date of Birth: [REDACTED]

Place of Birth: [REDACTED]

Social Security Number (Last Four): [REDACTED]

Citizenship: U.S.

If naturalized, date/place of naturalization: [REDACTED]

Driver's License Number and State: [REDACTED]

☐ General Partner    ☐ Limited Partner    ☒ Managing Partner

Ownership Interest: 100%

Name and address of any other related establishment in which you have held an ownership interest or have operated. Please include the name of the entity issuing the license for the establishment, the license number, the date the license was issued and its date of expiration.

\_\_\_\_\_

\_\_\_\_\_



# Village of Downers Grove

## LIQUOR BUSINESS ACTIVITY DECLARATION

Name of Liquor License Applicant / Holder: Halsted Street Deli Holdings, LLC-3500 Lacey

Doing Business As: Halsted Street Deli

Address: [REDACTED]

Phone: [REDACTED]

License Class: R2

Main or Principal Business to be conducted by the Applicant on the premises stated above: Food Service to Building Tenants

Wherein the following of the business is devoted to the sale / service of:

Food 85 (%)

Alcohol 1 (%)

Non-alcoholic Beverages: 14 (%)

Other - List: \_\_\_\_\_

Monday: 7:00am Open 10:00am Close

Tuesday: 7:00am Open 6:00pm Close

Wednesday: 7:00am Open 6:00pm Close

Thursday: 7:00am Open 6:00pm Close

Friday: 7:00am Open 10:00am Close

Saturday: \_\_\_\_\_ Open \_\_\_\_\_ Close

Sunday: \_\_\_\_\_ Open \_\_\_\_\_ Close

**The undersigned, being duly sworn, does state as follows:**

**That the undersigned is empowered to prepare and sign this application on behalf of the applicant.**

**That the undersigned has reviewed this declaration and that the information contained herein is true and accurate.**

Applicant Signature

*James Gondeck*

Printed Name

James Gondeck

Title

Managing Member

Date

12/03/2025



# Village of Downers Grove

## LIQUOR CERTIFIED EMPLOYEE DECLARATION

I, DO HEREBY CERTIFY THAT I am the position listed below of company listed below and I DO HEREBY FURTHER CERTIFY THAT the attached document is a true, correct and complete list of current employees who serve, sell or distribute alcoholic liquor of this company located at the supplied address in Downers Grove, Illinois.

I DO HEREBY FURTHER CERTIFY THAT the attached copies of training certificates are true, correct and valid copies of the training certifications for each of the employees.

Name of Corporation/Limited Liability Company/Partnership/Sole

Proprietorship:

Halsted Street Deli Holdings, LLC-3500 Lacey

Address:

[REDACTED ADDRESS]

Signature:

*Jim Gondeck*

Printed Name:

Jim Gondeck

Title:

Managing Member

Date:

01/13/2026



VISIT  
ILLINOISBASSET.COM



# CERTIFICATE

PRESENTED TO

Name:

James Gondeck

Date issued:

12 Jan 2026

Student Number: 146665 -

696548225f085f69c20b114c

Official State ILCC "On and Off" BASSET

This is an official State ILCC BASSET temporary certificate issued by Certified Online Training LLC through [www.illinoisBASSET.com](http://www.illinoisBASSET.com). This certificate is valid for 30 days from the date of issue. This certificate serves as proof that the recipient has completed the official State ILCC BASSET training and they are currently being processed by the State (ILCC) and will receive their official BASSET card within 30 days. This document allows the recipient to work in Illinois from the date of issue.



## COFFEE AND WINE BAR LEASE

THIS COFFEE AND WINE BAR LEASE (the "**Lease**") is made on November 7, 2025 (the "**Effective Date**"), by and between **KORE 3500 LACEY OWNER, LLC**, a Delaware limited liability company ("**Landlord**") and **HALSTED STREET DELI HOLDINGS, LLC-3500 LACEY**, an Illinois limited liability company ("**Tenant**").

### 1. PREMISES

In consideration of the payment of Rent and performance of the covenants and agreements by Tenant, as hereinafter set forth, Landlord hereby agrees to lease to Tenant those certain premises known as the Coffee and Wine Bar as designated on the plan attached hereto as Exhibit A and incorporated herein by this reference, located on a portion of the first level (the "**Premises**") of the building located at 3500 Lacey Road, Downers Grove, IL 60515 more particularly described on Exhibit B attached hereto and incorporated herein by this reference (the "**Real Property**"). The Building, Real Property, Common Areas and other appurtenances may hereinafter be referred to as the "**Building**" or the "**Building Complex**". This Lease is subject to the terms, covenants and conditions set forth herein and Tenant and Landlord each covenant as a material part of the consideration for this Lease to keep and perform each and all of said terms, covenants and conditions to be kept and performed by them. Tenant and Landlord have contemporaneously entered that certain CAFÉ AND KITCHEN LEASE for space in the Building and with an effective date that is the same as the Effective Date of this Lease (the "**Café Lease**").

### 2. TERM

- A. The term of this Lease shall be for 37 months (the "**Primary Lease Term**") commencing at 12:01 a.m. on December 1, 2025 (the "**Commencement Date**") and terminating at 11:59 p.m. on **December 31, 2028** (the "**Termination Date**"), unless sooner terminated pursuant to the terms hereof. The Primary Lease Term as it may be extended shall be referred to herein as the "**Term**."
- B. Other than as set forth in a work letter attached hereto and incorporated herein as Exhibit C (the "**Work Letter**"), or as otherwise expressly set forth herein, Landlord shall have no obligation for completion or remodeling of the Premises and Tenant shall accept the Premises in its "**AS IS**" condition on the date Landlord delivers possession to the Tenant.
- C. "**Lease Year**" as used in this Lease shall mean each 12-month period beginning with the Commencement Date, or any anniversary thereof and ending on the preceding day one year later.

### 3. RENT

Percentage Rent (as defined in the Addendum) and Additional Rent may be referred to herein, individually, or collectively, as "**Rent**." Percentage Rent or any subsidies shall be paid in accordance with the Café Lease.

### 4. SECURITY DEPOSIT

[Intentionally blank.]

### 5. ADDITIONAL RENT.

Tenant shall pay to Landlord as "**Additional Rent**" all other sums due under this Lease within 30 days of Landlord's written notice of such amounts. Tenant shall be liable for and shall pay before delinquency and Tenant hereby agrees to indemnify and hold Landlord harmless for and against any liability in connection with all taxes levied against any personal property, fixtures, machinery, equipment, apparatus, systems, and appurtenances placed in the Premises by or on behalf of Tenant, or utilized by Tenant in, upon or in connection with the Premises. Tenant shall pay as Additional Rent the cost of serving the Premises in accordance with Section 7 below. Unless otherwise

agreed in this Lease, all Additional Rent shall be paid by Tenant within 30 days of a statement from Landlord for such services.

**6. CHARACTER OF OCCUPANCY**

- A. The Tenant shall occupy the Premises for the Permitted Use, as defined in the Addendum attached hereto, and Tenant shall not use the Premises for any other purpose without the prior written consent of Landlord.
- B. [Intentionally blank.]
- C. Tenant shall allow caterers ("Caterers") to use the Premises thirty (30) minutes after Tenant closes for business on any weekday and any time on weekends provided Landlord shall cause the Premises to be cleaned and trash disposed of after use by Caterers.
- D. Tenant shall not suffer nor permit the Premises nor any part thereof to be used in any manner, nor anything to be done therein, nor suffer or permit anything to be brought into or kept therein that would in any way (i) make void or voidable any fire or liability insurance policy then in force with respect to the Building, (ii) make unobtainable from reputable insurance companies authorized to do business in Illinois any fire insurance with extended coverage, or liability, boiler or other insurance required to be furnished by Landlord under the terms of any lease or mortgage to which this Lease is subordinate at standard rates, (iii) cause or in Landlord's reasonable opinion be likely to cause physical damage to the Building or any part thereof, (iv) constitute a public or private nuisance, (v) impair, in the opinion of Landlord, the appearance, character or reputation of the Building, (vi) discharge objectionable fumes, vapors or odors into the air conditioning system or into any flues or vents not designed to receive them or otherwise in such manner as may unreasonably offend other occupants of the Building, (vii) impair or interfere with any of the Building services or impair or interfere with or tend to impair or interfere with the use of any areas of the Building (besides the Premises) by other occupants of the building, or occasion discomfort, or annoyance to Landlord or any of the other tenants or occupants of the Building, any such impairment or interference to be based upon the judgment of Landlord, (viii) violate any permit, certificate of occupancy, statute, ordinance or other requirement of law applicable to the Building or the Premise, or (ix) commit or permit to be committed physical damage, abuse or destructive use of the Premises.
- E. Tenant, at its sole cost, shall comply with all laws, orders, statutes, ordinances or governmental rules or regulations of federal, state, county, municipal authorities, quasi-governmental, and utility providers now in force or that may hereafter be enacted or promulgated, including without limitation, health standards and requirements applicable to food service, food and beverage licenses, permits, and approvals and all requirements imposed in order to serve alcohol (if applicable) (the "**Applicable Laws**") that impose a duty on Tenant with respect to the Premises, or the use or occupation thereof. Notwithstanding the foregoing, Landlord will be responsible for compliance of the Common Areas of the Building with Applicable Laws, including, the Americans With Disabilities Act.
- F. Tenant shall employ, hire, pay, supervise, direct, and discharge all management supervisors and qualified personnel, including managers, cooks, hosts, wait persons, dishwashers and cashiers, necessary for operation in accordance with the terms of this Lease. The Premises shall be staffed during all hours that the Premises are open for business. All persons so employed shall be deemed to be employees of Tenant and not of Landlord, and they shall have no authority to act as the agent of, or to bind Landlord. Employees of Tenant will be subject to the reasonable rules and regulations of Landlord, as such rules and regulations may be promulgated by Landlord from time to time. Tenant shall ensure that its employees shall at all times (i) be neatly and cleanly dressed in standard uniforms supplied by Tenant and shall meet the sanitary standards prescribed for food service employees as established by all applicable federal, state and local laws, (ii) be clean and well-groomed, and (iii) be polite and courteous in their dealings with customers. Tenant shall train and closely supervise all employees so that they are aware of and habitually practice the high standards of cleanliness, courtesy, and service required. Tenant shall be responsible for complying with all laws and regulations affecting Tenant's employment of employees on and off the Premises, including all applicable non-discrimination laws. To the extent required by law, Tenant shall, at Tenant's



## **HALSTED STREET DELI COFFEE & WINE BAR MENU:**

### **Hours of Operation:**

Breakfast-Mon-Friday, 7-10am

Snack Bar-Tuesday, Wednesday & Thursday, 7AM-6PM

### **Coffee Bar Menu:**

Full Coffee Program: Sparrow Coffee

Drip Coffee, Espresso Drinks, etc.

### **Breakfast Items:**

Sausage Egg Croissant Breakfast Sandwich

Ham Egg Croissant Breakfast Sandwich

Oatmeal & Yogurt

Assorted Muffins & Pastries Bagels

& Cream Cheese

Cookies & Bars

### **Snacks:**

Hummus & Veggies

Cheese/Salami Snack Container w/Crackers

Hard Boiled Eggs

Fresh Fruit Cup

Skinny Pop

Kettle Chips, Pretzels, etc.

Clean Bars, Protein Bars

### **Wine & Beer & Seltzer:**

4-6 Rotating Wine Selections, Beer & Seltzers—No Hard Alcohol Offerings



**LIQUOR MANUAL FOR:**

**HALSTED STREET DELI**

3500 Lacey Road, 1st Floor Lobby  
Downers Grove, Illinois 60515

Hours of Operation (subject to change):

Monday & Friday: 7AM-10AM;

Tuesday-Thursday: 7AM-6PM





## **Liquor Manual**

### **General Guidelines:**

- In Illinois customers buying alcohol must be 21 years old.
- Employees selling or pouring alcohol must be 21 years old.
- An employee of legal age (over 21) must always be available to ring up sales of alcoholic beverages or take the initial drink orders for a co-worker who is under 21. To serve, employees must be at least 19 years old.
- Employees under the age of 21 should be carefully watched to ensure that they do not sell or have access to liquor for themselves or their friends.
- If in doubt about a customer being over 21, proof-of-age identification must be requested.
- Employees should be fully aware that they have the legal right to refuse to sell alcoholic beverages to anyone unable to produce proper identification or who they feel is already intoxicated.

**Signs:** Proof of Age and Pregnancy Warning (copies attached)

### **Server / Waiter Responsibilities:**

- Verification of age by valid identification only.
- Give last call 1/2 hour prior to official closing.
- Never serve intoxicated guests.
- Serve alcohol only within permitted hours.
- Never permit adult guests to share their drinks with minors
- Awareness of current Happy Hour Rules and Regulations (per attached)

### **Management Responsibilities:**

- Evaluate intoxicated guests when requested by Staff.
- Make sure that adults sharing drinks with minors are not tolerated.
- Terminate liquor service, when necessary, in a hospitable manner.
- Call a taxi for intoxicated guests.

In the case of cafe servers, the initial order must be made by a server that is 21. Carding and/or approval for the table must be done by the 21-year-old. A server who is 19 years of age can take all additional orders for the patron(s).



**Identification presented should be an I.D. with a picture on it. The acceptable I.D.'s are:**

- Current Driver's License (Primary)
- Current Photo Identification Card (State Issued)
- Passport
- Armed Forces I.D.
- Alien Registration Card

Traffic Tickets identification without a photo should never be accepted. Further, vertical IDs should never be accepted. Anyone who appears to be under the age of 40 should be carded.

**When verifying identification, check the following:**

- Date of birth
- Expiration date
- Picture

**If in doubt about the identification provided b\ the customer:**

- Ask questions about the customer's information like name, address, and birthday.
- Ask the customer to sign a piece of paper and compare signatures.
- When in doubt, do not make the sale -call a manager.

**How to recognize an under 21 I.D. in order to refuse selling drinks:**

See I.D. CARDS examples attached.

**How to recognize intoxicated individuals:**

Change in Behavior:

- Loud speech
- Annoying other customers
- Argumentative
- Foul language
- Carelessness with money
- Irrational statements
- Unable to sit on chair or losing balance
- Complaining about drink strength



How to proceed if a noticeable change of behavior occurs:

- Offer non-alcoholic beverages.
- Slow down service of alcohol.
- Encourage food.
- Bring water.

#### Alcohol Awareness Programs:

Downers Grove Police Department periodically conducts tests to see if alcohol is being served to minors in our restaurant. An under 21-year-old is sent into the establishment to attempt to purchase liquor, one to three times per year. In the event staff serves alcohol to the minor, the server will be issued an administrative citation of \$500. Further, the licensee is subject to fines up to \$15,000, up to \$1,000 in hearing costs and could face possible suspension and/or revocation of its liquor license. The company might also lay off the employee.





**Village of Downers Grove - Liquor serving hours:**

Monday - Thursday: 8:00 a.m. to 1:00 a.m.

Friday - Saturday: 8:00 a.m. to 2:00 a.m.

Sunday: 8:00 a.m. to 1:00 a.m.

**Operating Procedures**

All alcoholic drinks have to be ordered in the computer and printed at a POS located by the bar or in the restaurant. The bartenders will prepare, mix and pour the drinks for waitstaff. All package sales shall be completed by an employee over the age of 21.

**Premises Manager:**

Halsted Street Deli maintains a manager on site during business hours. Any questions should be directed to him or her.

**Under 21 Waitstaff:**

No employee under the age of 21 is permitted to act as a bartender nor shall they draw or pour any alcoholic liquor. Further, initial carding of any customers desiring to purchase or order alcoholic liquor must be done by an employee over the age of 21. Employees must be at least 19 years of age to serve as waiters or waitresses for the purpose of serving alcoholic beverages.

**TIPS Training:**

All waiters and bartenders of Halsted Street Deli are required to complete a TIPS class (Training for Intervention Procedures) and obtain certificates of completion. TIPS Certification is required every 3 years.

Staff manuals (including all liquor manuals) shall be provided to all bartender and service staff upon hiring. Refresher courses will be provided to the staff at least annually or as needed. Management shall remind staff to comply with responsible sales and service prior to the commencement of each shift.



### ACKNOWLEDGMENT FORM

EMPLOYEE NAME: \_\_\_\_\_

EMPLOYEE ADDRESS: \_\_\_\_\_

TELEPHONE #: \_\_\_\_\_

DATE OF BIRTH: \_\_\_\_\_

I, the undersigned, have read the Downers Grove Liquor License Guidelines and the Downers Grove Municipal Code, Chapter 3, and specifically Section 3-25 which deals with the sale of alcoholic beverages to minors, etc., and agree to comply with its specifications.

I acknowledge that I personally have the discretionary right to refuse sales of alcoholic beverages to anyone I feel is underage or intoxicated, and I, therefore, accept full responsibility for my actions.

I understand that I may take orders for alcoholic beverages, as well as serve the product to the customers for consumption on the premises only, after determining that the person placing the order is of legal drinking age (21 years of age or older.) Further, I have read and understand the I.D. guidelines as outlined in the Downers Grove Liquor License Guidelines.

**SIGNATURE:**

**DATE:**

\_\_\_\_\_



# Illinois Liquor Control Commission

**Be prepared to show PROOF OF AGE.**

To be sold or served alcoholic beverages on these premises,  
your birthday must be on or before today's date in

**2005**

It is **ILLEGAL** to provide alcohol to a person under age 21,  
or for a minor to use a fake ID.





# GOVERNMENT WARNING

According to the Surgeon General,  
women should not drink alcoholic  
beverages during pregnancy  
because of the risk of birth defects.

If you need assistance for substance abuse,  
please call the Office of Alcoholism and  
Substance Abuse (OASA) at 1.800.843.6154.

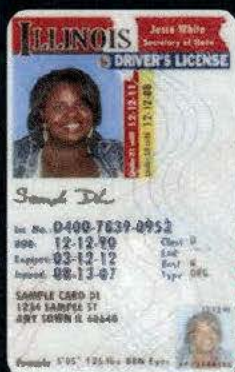
## Illinois Liquor Control Commission

Possession of this sign, in whole or in part, is required of all Illinois liquor licensees in accordance  
with Public Acts 88-823, 96-387, and Section 516.2 of the Illinois Liquor Control Act.  
To order a new sign, please call 1.800.843.6154. Published by the Illinois Liquor Control Commission.

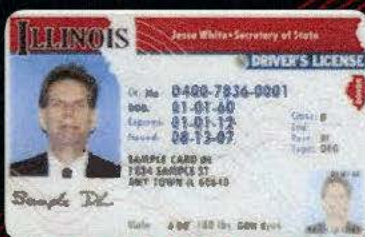


# ILLINOIS

## NEW DRIVER'S LICENSE/ID CARD DESIGN



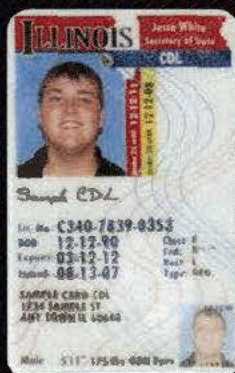
Under 21 Driver's License



Driver's License



Under 21 ID Card



Under 21 Commercial Driver's License



ID Card



Commercial Driver's License (CDL)



Under 21 Temporary Visitor Driver's License (TVDL)

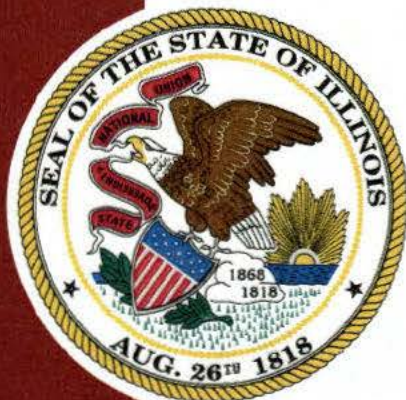


Temporary Visitor Driver's License (TVDL)

Illinois Secretary of State Jesse White



# Driver's License/ID Card Security Features



## Driver's License Features

- Card type indicator  
Red — Driver's License and CDL  
Green — ID Card  
Purple — TVDL
- Guilloche pattern in background
- Date of birth in two locations
- Ghost image of photo
- Organ/Tissue Donor indicator
- UV, hologram, microtext and more

## Additional Features — Under 21 Driver's License

- All security features listed above
- Under 21/18 dates
- Vertical design





# Valid Over 21 Driver's Licenses/ID Cards

## NEW to be phased in Fall 2007



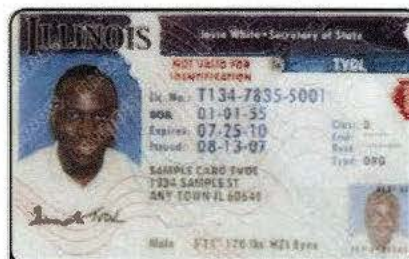
Driver's License, issuance phased in Fall 2007



ID card, issuance phased in Fall 2007

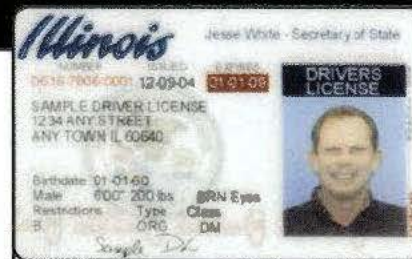


CDL, issuance phased in Fall 2007



Temporary Visitor Driver's License (TVDL), issuance phased in Fall 2007

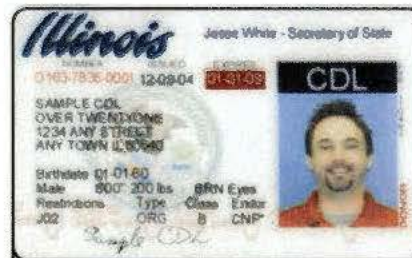
## OLD to be phased out upon individual expiration dates



Driver's License



ID card



CDL

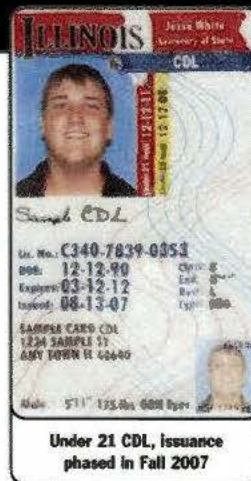


TVDL

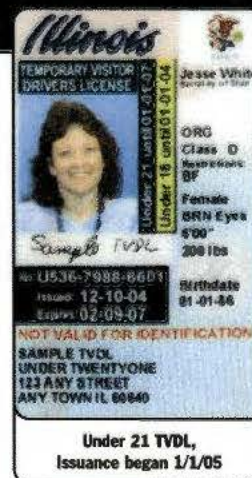
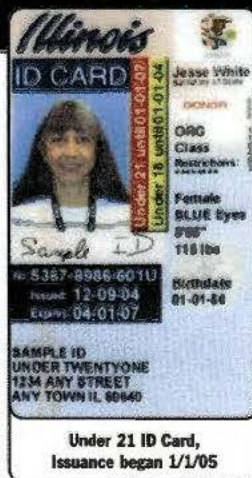


# Valid Under 21 Driver's Licenses/ID Cards

## NEW to be phased in Fall 2007

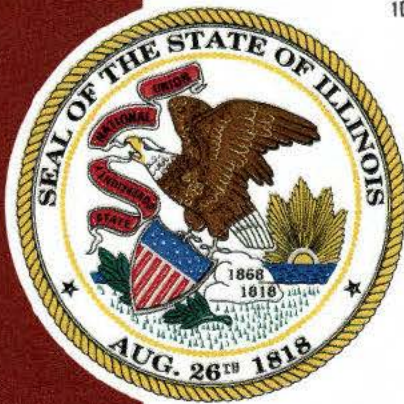


## OLD to be phased out upon individual expiration dates





# Features on Back of Driver's License/ID Card



## Features on Back of Driver's License and ID Cards

- Existing medical information areas relocated
- Existing 2D and 1D barcodes relocated
- New 1D barcode for internal materials tracking
- Web Site address — [www.cyberdriveillinois.com](http://www.cyberdriveillinois.com)
- New text on ID cards (Not for driving purposes)
- Organ Donor signature area no longer needed due to new Organ/Tissue Donor Registry (witnesses or family consent no longer necessary)

# Features of the new driver's license

- 1) Larger photo along with smaller version of the same image.
- 2) To deter counterfeiting, design includes patterns and images, including 3) portrait of Lincoln and state seal.
- 4) Laser perforation in shape of Illinois, viewable when held up to light.
- 5) On back, person's photo and birth date viewable under ultraviolet light.



↑ Front    Back ↓



## How the new license will be issued

You'll no longer walk out of a Secretary of State's office with a new license. Here's how the new process will work.

**A)** To renew your license, go to the local Secretary of State office, take required tests and have a photo taken.

**B)** You'll be issued a paper copy of your new license and your old license will be returned to you with a hole punched in it. You'll use the two IDs until the new license arrives, even for air travel.

**C)** Your information will be sent to a central unit in Illinois, where background checks will be run and the new license created.

**D)** The new license should be mailed to you within 15 business days.

Source: Illinois Secretary of State



Example of a temporary license.



## DRIVER SERVICES

### Driver's License/State ID Card Central Issuance



A significant change will soon take place at the Secretary of State's office. The change will improve upon the design and issuing process of Illinois' driver's licenses/ID cards.

Applicants visiting Driver Services facilities will no longer be issued a new permanent DL/ID card at the end of the application process. Instead, they will leave the facility with a temporary secure paper driver's license, which is valid for 45 days and will serve as their DL/ID for driving purposes and proof of identification. For air travel, the U.S. Department of Homeland Security (DHS) states that it will accept the temporary document in conjunction with the old DL/ID to board an aircraft until the permanent card arrives in the mail. Therefore, the facility employee will return the old DL/ID card back to the applicant after punching a hole in it.

Meanwhile, the applicant's information will be sent to a centralized, secure facility in Illinois. After fraud checks

have been conducted to ensure the applicant's identity, a higher quality, more secure DL/ID will be printed and sent via U.S. mail within 15 business days to the applicant's address.

This new process, central issuance, meets REAL ID requirements mandated by DHS. As a result, these changes are necessary for Illinois to move closer to achieving full REAL ID compliance. Illinois is not the first state to transition to central issuance. In fact, 39 other states have already done so. This includes heavily populated states like California, Texas, New York and Florida – as well as Illinois' neighboring states.

Also, central issuance allows better identity theft prevention by allowing the office to investigate possible fraud before applicants receive their DL/ID. In addition, the design of the DL/ID card has been upgraded with important features that over-the-counter technology simply cannot produce.

The transition to central issuance will take place in phases. Beginning May 17, 2016, Safe Driver Renewal applicants will receive by mail their new driver's license with the upgraded security features. Beginning in late June 2016, through a gradual rollout, Driver Services facilities throughout the state will implement central issuance with the new card design. By the end of July 2016, all Driver Services facilities will have transitioned to central issuance.

**NOTE:** The temporary DL/ID is not acceptable as proof of identity for a Social Security Number replacement card. If you plan to request a Social Security Number replacement card, please wait for your permanent driver license or ID card to arrive in the mail before visiting a Social Security office.

#### Quick Links

- [Address Change](#)
- [Central Issuance Brochure](#)
- [Central Issuance Brochure - Spanish](#)
- [Check Status of Your Permanent DL/State ID](#)
- [Driver's License/State ID Card Information](#)
- [FAQs](#)
- [Jesse White Announces Security Upgrades to Driver's License/ID Card - video](#)
- [News Release](#)

#### Video

Jesse White Announces Se...



You may download a copy of the above video by right-clicking on [this link](#) and selecting the "Save Link/Target As" option.

## THE NEW PROCESS:

### STEP 1

When it is time to renew your driver's license or if you are a new driver in Illinois, visit a Secretary of State Driver Services facility.



### STEP 2

Take the vision, written and road tests (if necessary).



### STEP 3

Take your photo at the facility.



### STEP 4

Receive your temporary, secure paper driver's license at the facility and your old driver's license/ID card will be returned to you after a hole has been punched in it.



### STEP 5

After fraud checks have been conducted, your new permanent driver's license/ID card will be mailed to you within 15 business days.



**SECURE ILLINOIS**  
A new process and a new driver's license means  
*more security for you.*



## ILLINOIS

SUMMARY OF CONTENTS  
ILLINOIS DRIVER'S LICENSE

## ■ Currently Issued License

1. Description
2. Classes and Endorsements
3. License Data Significance
4. Expiration
5. Restrictions

SPECIAL LICENSES  
AND POLICIES

1. Duplicate License Policy
2. Mail-Requested Renewals
3. Minor and Provisional Licenses
4. Military Extension Policy
5. School Bus Driver's Licensing
6. Probationary License

## IDENTIFICATION CARD POLICY

## AGENCY CONTACTS

Issuance, Enforcement



Fig. 14.1  
Illinois  
Driver's License  
Current Issue\*



Fig. 14.2  
Illinois  
Minor's License  
Current Issue\*

\*May show REAL ID star or "Federal Limits Apply" or neither. Back may show url "iosos.gov" on newer issues, or "www.CYBERDRIVEILLINOIS.com" on older issues.

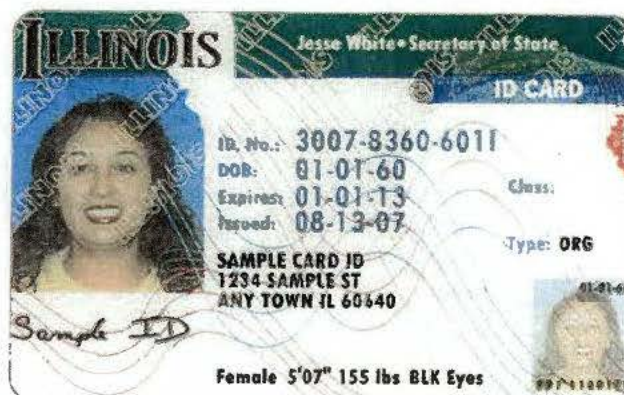
Fig. 14.3  
Illinois  
Identification Card  
Current Issue\*

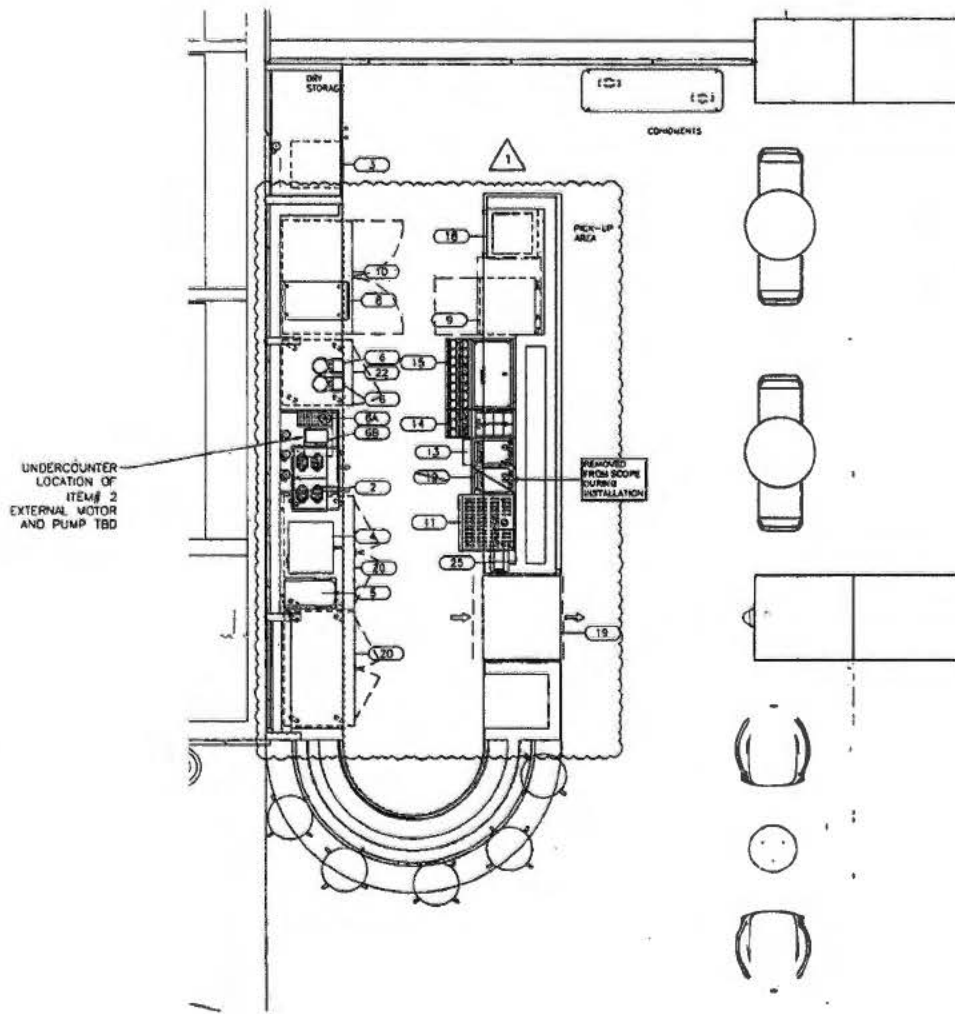
\*Minor's in vertical format. May show REAL ID star or "Federal Limits Apply" or neither.



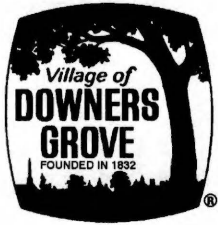
Fig. 14.4  
Illinois  
Identification Card  
Prior Issue\*

\*Non-REAL ID cards valid indefinitely for holders over 65; valid 10 years for disabled holders.





| EQUIPMENT LIST |     |                                   |                |
|----------------|-----|-----------------------------------|----------------|
| ITEM           | QTY | DESCRIPTION                       | REMARKS        |
| 1              | -   | SPARE NUMBER                      |                |
| 2              | 1   | ESPRESSO CAPPUCCINO MACHINES      | W/WATER FILTER |
| 3              | 1   | ICE MAKER W/ BIN                  | W/WATER FILTER |
| 4              | 1   | COFFEE BREWER                     | W/WATER FILTER |
| 5              | 1   | HOT WATER DISPENSER               | W/WATER FILTER |
| 6              | 2   | GRINDER, COFFEE                   |                |
| 6A             | 1   | 1/2HP-BL. RINKER PUMPT            |                |
| 6B             | 1   | ELECTRIC TAMPOR                   |                |
| 7              | -   | SPARE NO.                         |                |
| 8              | 1   | OVEN, MICROWAVE/CONVECTION, COMB  |                |
| 9              | 1   | DISHWASHER, UNDERCOUNTER          |                |
| 10             | 1   | REFRIGERATOR, UNDERCOUNTER 48"    |                |
| 11             | 1   | UNDERBAR STORAGE WITH DRAWBOARD   |                |
| 12             | -   | SPARE NUMBER                      |                |
| 13             | 1   | UNDERBAR HAND SINK                |                |
| 14             | 1   | INSULATED BOTTLE MELL             |                |
| 15             | 1   | UNDERBAR ICE BIN                  |                |
| 16             | -   | SPARE NUMBER                      |                |
| 17             | -   | SPARE NUMBER                      |                |
| 18             | 1   | BOLLY, CASHWASH                   |                |
| 19             | 1   | SERVICE/NOTICED/SELF-SERVICE CASE |                |
| 20             | 1   | REFRIGERATOR, UNDERCOUNTER 48"    |                |
| 21             | -   | SPARE NUMBER                      |                |
| 22             | 1   | REFRIGERATOR, UNDERCOUNTER 27"    |                |
| 23             | -   | SPARE NUMBER                      |                |
| 25             | 1   | P.O.E.                            | BY OWNER       |



VILLAGE OF DOWNERS GROVE  
REPORT FOR THE LIQUOR COMMISSION  
FEBRUARY 5, 2026 AGENDA

| SUBJECT:   | TYPE:                    | SUBMITTED BY:                                      |
|--|--------------------------|--|
| Amendment to Chapter 3 of the Downers Grove Liquor Control Ordinance | License Creation Request | Carol Kuchynka<br>Liaison to the Liquor Commission |

**REQUEST**

The applicant is requesting creation of a full alcohol liquor license for a Brewing Facility.

**NOTICE**

The request has been filed in conformance with applicable procedural and public hearing requirements.

Licensee: Michael Ferris  
Blume & Ferris  
2201 Curtiss Street

**ANALYSIS**

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Submittals

This report is based on the following documents, which are on file with the Legal Department:

1. Hearing Notice
2. Request
3. Draft Ordinance

**Compliance with the liquor ordinance**

The establishment is defined as:

Brewing Facility. A place kept, used, maintained, advertised or held out to the public as a place in which the primary business is the distribution, manufacture, packaging, sale and storage of craft beer produced on the premises in compliance with Federal and State laws.

**Current License conditions**

Class "BF" Brewing Facility Licenses

"BF" licenses shall authorize the on-premise consumption and retail sale of craft beer for consumption off the licensed premises where the premises is that of a brewing facility as defined herein. Unless otherwise restricted by State law, such licenses may provide delivery service pursuant to DGMC Section 3.33.4 and "pick up" services pursuant to DGMC Section 3.33.6 herein. The following provisions shall apply:

Product sampling shall be permitted in accordance with State law at no charge.

On-premise consumption shall be limited to the retail portion of the licensed premises except during supervised tours and private events. The retail portion shall not exceed three thousand (3,000) square feet.

Patrons under the age of twenty-one (21) shall be allowed on the premises when accompanied by an individual twenty-one (21) years of age or older, however, classes and seminars shall be limited to patrons twenty-one (21) years of age or older.

#### **Class "O" On-Premise Consumption, Outdoor Licenses**

"O" Outdoor licenses shall authorize the sale and consumption of alcoholic liquor in an outdoor seating area. This license may only be issued to establishments holding a valid Class B, BF, BYO, C, H, P-O, REC, RF, R or WB license and shall be limited to the conditions of the respective license classification issued to the establishment. Except for Class BF and Class C, food must be available in the outdoor dining area at all times and shall be subject to the provisions set forth in DGMC Section 3.30. Operation of the outdoor area for a Class C license is limited to private party rentals and shall be subject to the provisions set forth in DGMC Section 3.32.

#### **Proposed License conditions**

See attached draft ordinances

#### **Factors Affecting Finding or Recommendation**

An amendment to the User Fee Administrative Regulation will need to be calculated for this new classification and approved by the Village Manager.

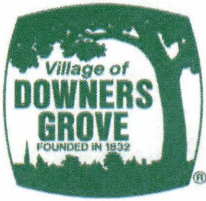
#### **Recommendation**

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Based upon testimony presented at the hearing, if said request is consistent with the Liquor Code and meets the criteria of the classification, staff requests the following:

A recommendation from the Commission concerning its finding to recommend that the draft ordinance be presented to the Village Council for consideration.





downers.us

January 16, 2026

Mr. Michael Ferris  
Blume & Ferris Public House, LLC  
2201 Curtiss Street  
Downers Grove, IL 60515

Via Email  
mike@blumeandferris.com

**CIVIC CENTER**  
850 Curtiss St.  
Downers Grove, IL  
60515-4782

MAIN 630.434.5500  
POLICE 630.434.5600

**FIRE DEPT**  
Administration  
5420 Main St.  
Downers Grove, IL  
60515-4834

630.434.5980

**PUBLIC WORKS**  
5101 Walnut Ave.  
Downers Grove, IL  
60515-4046

630.434.5460

*RE: Application for Classification Creation  
Blume & Ferris Public House  
2201 Curtiss Street, Downers Grove, IL 60515*

Dear Mr. Ferris:

The Liquor Commission of the Village of Downers Grove will meet on Thursday, February 5, 2026, at 6:30 p.m. in the Civic Center Betty Cheever Council Chambers located at 850 Curtiss Street, Downers Grove, Illinois, to hear information concerning your request for the creation of a liquor license classification to allow the consumption of full alcohol at Blume & Ferris Public House.

A discussion will be held concerning your request as a part of this meeting. I encourage you to attend this meeting at which time you will have an opportunity to comment in support of your proposal. In addition, the Liquor Commission will be particularly interested in hearing about your activities, experience and procedures as they relate to the sale of alcoholic beverages.

You may withdraw your request at any time prior to the public discussion. If you have any questions, please contact me at 434-5542.

Very truly yours,

Carol Kuchynka  
Liaison to the Liquor Commission

VILLAGE OF DOWNERS GROVE

cc: Alec Blume



# BLUME — & — FERRIS

PUBLIC HOUSE

To: Mayor Barnett & The Downers Grove Liquor Commission,

My name is Micheal Ferris and I am one of the owners of Blume & Ferris Public House, a new Irish pub themed brewery and taproom that will be opening in late January on the corner of Belmont and Curtiss. I am reaching out on the advice of Carol Kuchynka to see if you would approve our exploration of an expanded liquor license for our pub.

We would like the ability to sell pours of a curated selection of Irish whiskey, hot whiskies, and Irish cream. Our current brewing liquor license does not permit us to sell spirits so this would mean the creation of a new liquor license for us. We understand that there would be fees involved in the research and creation of the license and that it still goes up to a vote, but I personally believe it is worth the exercise.

I moved to Downers from Ireland in 2012, my wife was born and raised in Downers and her father has had a business in the Ellsworth business park for 37 years. We are very much tied to the area, and the Public House venture will hopefully be a value add to the Belmont Rd corridor. We plan to have food available from an Irish theme. I had family members who were publicans back home and am very passionate about the industry. Adding whiskey and hot whiskey to our menu would finish off our menu, strengthen the overall feel and traditional aspect of the pub, and complete our overall vision for the business.

I want to stress that the pub will never be a "shot and beer" type of establishment. The way we have our back bar designed does not allow for a well, we don't plan on serving mixed drinks and will not be stocking any other spirits. My aim is to bring in some uncommon or smaller brands from Irish distillers, whiskies you won't find in the area.

I hope you approve of our petition and see the same benefit that we do in it. I welcome any questions you have or clarifications you need.

With respect,

Micheal

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE  
BREWING FACILITY LIQUOR LICENSES**

BE IT ORDAINED by the Village Council of the Village of Downers Grove in DuPage County, Illinois, as follows: (Additions are indicated by redline/ underline; deletions by ~~strikeout~~):

**Section 1. That Section 3.13 is hereby amended to read as follows:**

**Sec. 3.13 Classification of Licenses**

\* \* \*

Class "BF" Brewing Facility Licenses

"BF-1" brewing facility licenses shall authorize the on-premise consumption of alcoholic liquor and the retail sale of beer produced on the premises for off-premise consumption.

"BF-2" brewing facility licenses shall authorize the on-premise consumption of beer and wine and the retail sale of craft beer produced on the premises for off-premise consumption-off the licensed premises where the premises is that of a brewing facility as defined herein.

Unless otherwise restricted by State law, such licenses may provide delivery service pursuant to DGMC Section 3.33.4 and "pick up" services pursuant to DGMC Section 3.33.6 herein. The following provisions shall apply:

Product sampling shall be permitted in accordance with State law at no charge,

On-premise consumption shall be limited to the retail portion of the licensed premises except during supervised tours and private events. The retail portion shall not exceed three thousand (3,000) square feet.

Patrons under the age of twenty-one (21) shall be allowed on the premises when accompanied by an individual twenty-one (21) years of age or older, however, classes and seminars shall be limited to patrons twenty-one (21) years of age or older.

\* \* \*

**Section 2. That Section 3.15 is hereby amended to read as follows:**

**Sec 3.15 Limitation On Number Of Licenses**

The number of licenses in each classification as defined in DGMC Section 3.13 which it shall be lawful to issue shall be limited so that the licenses in force and effect at any time shall not exceed the following numbers:

| License Classification   | Amount of licenses not to Exceed |
|--|----------------------------------|
| "AS" (Arts & Crafts Studio)  | 2                                |
| "B-1" (Brew Pub)   | 1                                |
| <u>BF-1 (Brewing Facility – full)</u>  | <u>1</u>                         |
| "BF-2" (Brewing Facility- <u>beer/wine</u> )                                   | 4                                |
| "BYO" (Bring Your Own - beer/wine)   | 4                                |
| "C-1" (Club, private)  | 6                                |
| "G" (Golf Course)  | 1                                |
| "H-1" (Hotel)  | Unlimited                        |
| "K-1" (Catering - full)  | 12                               |
| "K-2" (Catering - Park District - beer/wine)                                   | 1                                |
| "O" (Outdoor)  | Unlimited                        |
| "P-1" (Packaged - full)  | 25                               |
| "P-2" (Packaged - beer/wine)   | 15                               |
| "P-O" (Packaged - full off-premise and on-premise consumption - Grocery Store) | 3                                |
| "REC-1" (Recreation Facility - full)   | 5                                |
| "REC-2" (Recreational Facility - beer/wine)                                    | 3                                |
| "R-1" (Restaurant - full)  | Unlimited                        |

|   |           |
|---|-----------|
| "R-2" (Restaurant - beer/wine)                                    | Unlimited |
| "R-3" (Restaurant - full, on-premise and off-premise consumption) | 3         |
| "RF" (Retirement Facility - full)                                 | Unlimited |
| "S-1" (Special Event)   | Unlimited |
| "SAL" (Salon - beer/wine)   | 5         |
| "S-2" (Special Event)   | Unlimited |
| "T" (Theater)   | 1         |
| "WB" (Wine/Beer Boutique)   | 5         |

**Section 3.** That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**Section 4.** That this ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

\_\_\_\_\_  
Mayor

Passed:

Published:

Attest: \_\_\_\_\_

Village Clerk