

**AGENDA**  
**CITY OF ST. CHARLES**  
**LIQUOR CONTROL COMMISSION MEETING**  
**MONDAY, SEPTEMBER 19, 2022, 4:30 PM**  
**2 E MAIN STREET**

1. Call to Order.
2. Roll Call.
3. Motion to accept and place on file minutes of the Liquor Control Commission meeting held on August 15, 2022.
4. Recommendation to approve a new D-8 liquor license application for Vero Voce, LLC located at 3755 E Main Street, St. Charles.
5. Discussion Regarding a Complaint of Violation and Hearing Notice for Deepa Foods, Inc. d/b/a 7-Eleven, Located at 2400 E. Main Street, St. Charles.
6. Discussion Regarding a Complaint of Violation and Hearing Notice for Lundeen's Liquor East, Inc., located at 614 E Main Street, St. Charles.
7. Public Comment.
8. Executive Session (5 ILCS 120/2 (c)(4)).
9. Adjournment.

***ADA Compliance***

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TDD), or via e-mail at [jmcmahon@stcharlesil.gov](mailto:jmcmahon@stcharlesil.gov). Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

**MINUTES**  
**THE CITY OF ST. CHARLES**  
**LIQUOR CONTROL COMMISSION MEETING**  
**MONDAY, AUGUST 15, 2022, 4:30 PM**

**1. Call to Order.**

The meeting was called to order by Commissioner Vitek at 4:30 pm.

**2. Roll Call.**

**Present:** Bancroft, Zollers, Gehm

**Absent:** Pietryla

**3. Motion to accept and place on file minutes of the Liquor Control Commission meeting held on June 20, 2022.**

Motion by Mr. Gehm, second by Ms. Zollers to accept and place on file minutes of the Liquor Control Commission meeting held on June 20, 2022.

**Roll Call Vote:** Ayes: Ms. Zollers, Mr. Gehm; Nays: None; Abstain: Ald. Bancroft; Absent: Ald. Pietryla. Mayor Vitek did not vote as Commissioner. **Motion Carried**

**4. Motion to accept and place on file minutes of the Liquor Control Commission executive session meeting held on June 20, 2022.**

Motion by Ms. Zollers, second by Mr. Gehm, to accept and place on file minutes of the Liquor Control Commission executive session meeting held on June 20, 2022.

**Roll Call Vote:** Ayes: Ms. Zollers, Ald. Bancroft, Mr. Gehm; Nays: None; Abstain: None; Absent: Ald. Pietryla. Mayor Vitek did not vote as Commissioner. **Motion Carried**

**5. Recommendation to approve a Massage License Application for Fox Valley Massage Therapy located at 115 S. Second Street, Upper Unit, St. Charles.**

The petitioner Alicia Roman is an IL State licensed massage therapist. Ms. Roman has been employed with Massage Envy for the last nine years. A background check and site visit were conducted with no issues. The massage business will be by appointment only by booking appointments on the business website.

Motion by Mr. Gehm, second by Ald. Bancroft to recommend the approval of a Massage License Application for Fox Valley Massage Therapy located at 115 S. Second Street, Upper Unit, St. Charles.

**Roll Call Vote:** Ayes: Ms. Zollers, Ald. Bancroft, Mr. Gehm; Nays: None; Abstain: None; Absent: Ald. Pietryla. Mayor Vitek did not vote as Commissioner. **Motion Carried**

**6. Recommendation to Approve a Proposal for a New Class E-1 Temporary Liquor License and Road Closure for St. Patrick's Church for September 10, 2022.**

St. Patrick Church is having a Parish Picnic and would like to dispense craft beer. The event is on September 10, 5 pm – 8:30 pm. A request has been made to close Cedar St. from 4<sup>th</sup> St. to 5<sup>th</sup> St. in front of the church. Dram shop insurance is in order. Pollyanna will be at the event and their Basset trained staff will serve.

Motion by Ald. Bancroft, second by Ms. Zollers to recommend the approval of a Proposal for a New Class E-1 Temporary Liquor License and Road Closure for St. Patrick's Church for September 10, 2022.

**Roll Call Vote:** Ayes: Ms. Zollers, Ald. Bancroft, Mr. Gehm; Nays: None; Abstain: None; Absent: Ald. Pietryla. Mayor Vitek did not vote as Commissioner. **Motion Carried**

**7. Recommendation to Approve a New Class E-1 Liquor License and an Amplification Permit for the St. Charles Moose Lodge for August 27, 2022.**

The Moose Lodge is going to be using their parking lot and green space for a family festival on August 27, 2022. They will utilize their Basset trained servers to dispense alcoholic beverages. They have also applied for a loudspeaker license for a live band. The Basset certificates have been verified by the PD.

Motion by Mr. Gehm, second by Ms. Zollers to recommend the approval of a New Class E-1 Liquor License and an Amplification Permit for the St. Charles Moose Lodge for August 27, 2022.

**Roll Call Vote:** Ayes: Ms. Zollers, Ald. Bancroft, Mr. Gehm; Nays: None; Abstain: None; Absent: Ald. Pietryla. Mayor Vitek did not vote as Commissioner. **Motion Carried**

**8. Recommendation to approve a Proposal for an A-1 Liquor License Application for Mac's Beer Wine Spirits Located at 201 W. Main St., St. Charles.**

The petitioner, Ankurkumar Chaudhari, is going to purchase the inventory from Pratik Patel, the current business owner at the location. Mr. Chaudhari manages 2 facilities one in Streamwood and one in Arlington Heights, he resides in Schaumburg. There have been no issues at the establishments he manages. Mr. Chauudhari has not held a liquor license previously but did work as a manager at Esplande Wine and Spirits. Due to illness he took an extended absence and did not go back to work.

Motion by Ald. Bancroft, second by Mr. Gehm to recommend the approval of a Proposal for an A-1 Liquor License Application for Mac's Beer Wine Spirits Located at 201 W. Main St., St. Charles.

**Roll Call Vote:** Ayes: Ms. Zollers, Ald. Bancroft, Mr. Gehm; Nays: None; Abstain: None; Absent: Ald. Pietryla. Mayor Vitek did not vote as Commissioner. **Motion Carried**

**9. Recommendation to approve a Proposal for a B-1 Liquor License Application for Mr. Hibachi Express & Sushi, Located at 2762 E. Main St., St. Charles.**

Mr. Hernandez the owner of Mr. Hibachi applied for a liquor license in February 2022. The application was revised and several meetings were had with the applicant to ensure compliance with applicable codes. An extensive background was completed. Mr. Hibachi has no alcohol inventory at this time, but if granted a license they will carry \$5,000 - \$6,000 of inventory. They have been in business for several months without selling alcohol. When the license is approved they plan to sell bottled beer and mix drinks. They do not plan to seek a late-night license or have beer on tap.

While the licensing process was pending there was a local ordinance violation for saké. Saké was dispensed to a St. Charles Police Officer by a hibachi chef after the Police Department received a tip

that Saké was being dispensed. The business was cited and a liable finding was entered in local adjudication. The fine was paid, and there have been no other issues.

Mr. Hernandez has a previous conviction that doesn't prohibit the possession of a liquor license. It has been 15 years since the incident occurred, the applicant was assigned probation and completed the probation term with no incidents. The applicant is married with five children and has been living at the same address for ten years with no reported criminal activity. The applicant has worked in the restaurant industry for 12 years with no liquor violations. The applicant verified he tried to expunge or modify his conviction, but he is ineligible for expungement. Per the State's Attorney Jamie Mosser, he is not eligible for SB 2129 because he was not incarcerated. The applicant reached out to Senator Villa's office and the Senator sent a letter.

The applicant needs alcohol service as a part of his business to remain competitive in the industry. The applicant met with the Mayor and Chief and was remorseful and learned from his mistakes. Our liquor code states:

**5.08.080 – License – Restriction on Issuance**

No such license shall be issued to:

- D. A person who has been convicted of a felony under any Federal or State law, unless the Local Liquor Control Commissioner determines that such person has been sufficiently rehabilitated to warrant the public trust after considering matters set forth in such person's application and the investigation. The burden of proof of sufficient rehabilitation shall be on the applicant;

Chief Keegan recommends Mr. Hernandez for a liquor license based on his being transparent and believes he should be able to lawfully hold a license. Mayor Vitek stated that she has confidence in the Chief and his staff, and if the license is awarded, the business will be monitored as they do with other businesses.

Ms. Zollers is concerned by the saké and asked if it was being used in cooking or if it was being served. Chief answered that it was being used in cooking, but a tip was received that it was squirted into the mouth of a customer by a hibachi chef. An officer went in and made the same request and it happened again. Sake has been removed from the restaurant.

Motion by Mr. Gehm, second by Ald. Bancroft to recommend the approval of a Proposal for a B-1 Liquor License Application for Mr. Hibachi Express & Sushi, Located at 2762 E. Main St., St. Charles.

**Roll Call Vote:** Ayes: Mr. Gehm, Ald. Bancroft; Nays: Ms. Zollers; Abstain: None; Absent: Ald. Pietryla. Mayor Vitek did not vote as Commissioner. **Motion Carried**

**10. Public Comment** – no comments were raised.

**11. Additional Items from Mayor, Commission Members, or Staff.**

**12. Adjournment.**

Motion by Ms. Zollers, second by Ald. Bancroft to adjourn the meeting at 4:48 pm.

**Roll Call Vote:** Ayes: Ms. Zollers, Ald. Bancroft, Mr. Gehm; Nays: None; Abstain: None; Absent: Ald. Pietryla. Mayor Vitek did not vote as Commissioner. **Motion Carried**

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**AGENDA ITEM EXECUTIVE SUMMARY**

**Agenda Item Number: 4**

**Title:**

Recommendation to approve a Proposal for a D-8 Liquor License Application for Vero Voce, LLC Located at 3755 E. Main St., St. Charles.

**Presenter:**

Police Chief James Keegan

**Meeting:** Liquor Control Commission

**Date:** September 19, 2022

Proposed Cost: \$

Budgeted Amount: \$

Not Budgeted:

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

Vero Voce, LLC, located at 3755 E. Main St., is requesting approval of a D-8 liquor license application for their business.

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

Memo, Background, Liquor License Application, Insurance Proposal, Articles of Organization, Business Registration, BASSET, Site Plan, Floor Plan

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

Recommendation to approve a proposal for a D-8 Liquor License for Vero Voce, LLC located at 3755 E. Main St., St. Charles.



# Memo

Date: 9/13/2022

To: Lora Vitek, Mayor-Liquor Commissioner

From: James Keegan, Chief of Police

Re: Background Investigation-Liquor Establishment/D-8 (Vero Voce)

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The purpose of this memorandum is to document and forward to your attention the results of the background investigation conducted by members of the St. Charles Police Department concerning the above mentioned establishment.

Vero Voce is a school for the performing arts which provides music, acting and theatre lessons. They are already in business and are seeking a liquor license to augment their existing business with beer, wine and on occasion, specialty drinks.

A detective was assigned this investigation and reviewed both the site location/floor plans and the corresponding application material. We found nothing of a derogatory nature that would preclude either the site location or the applicant from moving forward with on-site consumption; subject to City Council approval.

Thank you in advance for your consideration in this matter.

# LIQUOR APPLICANT BACKGROUND CHECK LIST



APPLICANT(S): Tara Frost

BUSINESS: Vero Voce, LLC (DBA Vero Voce)

ADDRESS: 3755 E. Main St

	REQUESTED	COMPLETED
APPLICATION	_____	8/31/22
BUSINESS PLAN/FLOOR PLAN/MENU	_____	8/31/22
LEASE (OR LETTER OF INTENT)	_____	8/31/22
BASSET CERTIFICATE(S)	_____	8/31/22
FINGERPRINTS ( <u>ALL</u> MANAGERS)	_____	9/06/22
DRAM SHOP (CERTIFICATE OF INSURANCE)	_____	8/31/22
TLO	_____	9/01/22
I-CLEAR	_____	9/01/22
CERTIFICATE OF NATURALIZATION (IF APPLICABLE)	_____	DNA
POLICE RECORDS CHECK	_____	9/01/22
APPLICANT'S HOMETOWN RESIDENCY LETTER	_____	DNA
ILLINOIS LIQUOR COMMISSION	_____	9/13/22
SITE VISIT	_____	9/13/22

\* COMMENTS: \_\_\_\_\_

INVESTIGATOR ASSIGNED: *S. Majewski #317*

SUPERVISOR REVIEW: *JG #300*



# Memo

Date: 9/13/2022  
To: Chief Keegan (via chain of command)  
From: Cmdr. E. Majewski #317  
Re: Vero Voce LLC (DBA: Vero Voce)

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The purpose of this memo is to document the background investigation of Tara Frost pursuant to her application for a Class D8 liquor license for the business Vero Voce LLC (DBA: Vero Voce) which is located at 3755 E. Main Street. This business will be located in Ward 1. Vero Voce is a school for performing arts which provides music, acting and theatre lessons.

Applicant

*Tara Frost*



- Application was completed and is dated 08/31/2022. Application packet included application, lease, insurance policy quote, City of St. Charles Alcohol Tax Business information sheet, floor plans, LLC Articles of Organization and copies of BASSET certifications.

Record Check

- Frost currently lives at the above address and provided the below addresses where she has resided over the past 10 years.



- Kane County Sheriff's Office reported no contacts for Frost.

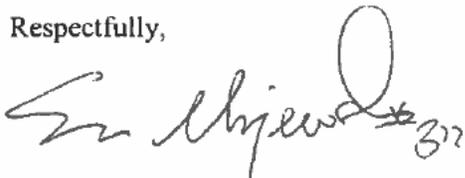
- Villa Park Police Department reported no contacts with Frost.
- New World was checked and there were no records pertaining to Frost that would prohibit her from obtaining a liquor license.
- Frost returned no record when entered in I-CLEAR.
- Kane County and DuPage County Circuit Clerk sites were checked and nothing in the records would prohibit Frost from obtaining a liquor license.
- Frost's TLO report was reviewed there in nothing to indicate anything prohibitive of obtaining a liquor license.
- Frost provided a copy of his Illinois Basset Seller / Server Certification
- Frost is a U.S. Citizen. Her fingerprint results indicated no criminal history.

### Site Visit

On 09/13/22, I met with Tara Frost at Vero Voce for the site visit. She provided me a tour of the business and advised there would be some slight upgrades to the seating area in the main performance theatre but no structural changes overall. The layout of the interior matched the floor plan that she provided in her application. Tara stated this business is a hobby for her and she has experience in theatre stage management. Her full-time job is in IT and Project Management and she is employed full time at Northern Illinois University. She has never owned a liquor license of any kind. Aside from the main theatre room, the business contains small practice rooms which were previously used for voice and music lessons. Only one of these rooms is being subcontracted for piano lessons and the other rooms are being used as dressing rooms or storage. To make up the income, Tara is obtaining the liquor license to sell alcohol, beer and wine, to have available for sale during shows. She plans to have a concession counter, which is now the front desk, to sell the alcohol. Tara showed me some small refrigerators on site that have locking mechanisms and has a locked storage room to store alcohol. She only planned to have a couple cases of beer and about ten bottles of wine in inventory. Alcohol would only be served during Thursday, Friday, Saturday night shows and Sunday matinees starting at intermission. She may also sell specialty mixed drinks for themed shows such as holiday performances. As of right now, Tara would be the only one selling alcohol and would start serving in November if the license is obtained.

This concludes this background investigation.

Respectfully,

A handwritten signature in black ink, appearing to read "E. Majewski" with a date "9/13/22" written at the end of the signature.

Cmdr. E. Majewski #317

City of St. Charles, Illinois Liquor Control Commission  
CITY RETAIL LIQUOR DEALER LICENSE APPLICATION



Incomplete applications will not be accepted.

Applications may be submitted to: 2 E. Main Street, St. Charles, IL 60174-1984

**Business Name**

APPLICATION CHECKLIST

Check items to confirm all are attached to this application

Check items to confirm all are attached to this application	Applicant	Office Use
Application Fee of \$200 (5.08.070C) <b>non-refundable</b> Non-refundable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Completed Application for all questions applicable to your business.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of Lease/Proof of Ownership	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of Dram Shop Insurance or a letter from insurance agent with a proposed quote.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of Articles of Corporation, if applicable.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Completed B.A.S.S.E.T. (Beverage Alcohol Sellers & Servers Training) form – filled out for all employees. A copy of the B.A.S.S.E.T. certificate is <b>only</b> needed for each manager. It is the business establishment's responsibility to keep copies of all B.A.S.S.E.T. certificates on file for all of their employees.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of Site Plan for Establishment (Drawn to scale including the parking lot, patio and/or deck, outdoor seating).	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of Floor Plan for Establishment (Drawn to scale and must include the layout of the establishment with tables, chairs, aisles, displays, cash register, bar, and lounge area with dimensions, percentage, and square footage noted for each space). Be sure to also include all <b>fixed objects</b> , such as pool tables, bar stools, vending/amusement machines; as well as all exits.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of Business Plan, to include: <input checked="" type="checkbox"/> Hours of Operation <input checked="" type="checkbox"/> Copy of Menu <input checked="" type="checkbox"/> Whether or not live music will be played at this establishment <input checked="" type="checkbox"/> Will there be outdoor seating and/or outdoor designated smoking area <input type="checkbox"/> Do not include a marketing or financial plan with this business plan	<input checked="" type="checkbox"/> Pg. 3	<input checked="" type="checkbox"/>
Are any building alterations planned for this site? If not sure, please contact Building & Code Enforcement at 630.377.4406 and/or Fire Prevention Bureau at 630.377.4458 to discuss whether or not a walk-thru and/or permit are necessary. <b>NO</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
All managers have been fingerprinted who are employed by your establishment. When new management is hired, it is imperative you contact the Mayor's office to be fingerprinted so the City's business files are appropriately updated.	<input type="checkbox"/>	<input type="checkbox"/>
Alcohol Tax Acknowledgement and Business Information Sheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>

OFFICIAL USE ONLY

*[Signature]*  
Signature of Investigating Officer

Badge Number & Rank 317/Commander

Approval Recommended\*       Approval NOT Recommended

*[Signature]*  
Signature of Chief of Police

9-13-22  
Date

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



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

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

**BUSINESS ESTABLISHMENT LOCATION INFORMATION**

<b>1. Exact Street Address for liquor license:</b> 3755 E. Main St. St. Charles, IL 60174	<b>2. # Parking Spaces:</b> 20	<b>3. Outside Dining s.f. [17.20.020-R]:</b> 0	<b>4. Total Building s.f.:</b> 3000
<b>5. Total # Seats:</b> 45	<b>6. Live Entertainment Area s.f. [5.08.010-H]:</b> N/A		

**7. Brief Business Plan description based on type of establishment listed above (5.08.070-6):**  
Vero Voce is a Performing Arts venue that offers private music and acting classes as well as theatrical workshops, plays and musicals.  
Hours of Operation will vary. However, hours that alcohol would be served would be during performances. These shows generally occur on Thursday, Friday, Saturday evenings from 7-10. And Sundays from 3-8. This would not be every weekend - the plan is to average about 2 weekends per month. We would serve alcohol the 45 minutes before the show starts and then during intermissions.  
The menu will be very basic:  
• Beer - 1 light, 1 Lager, 1 Stout  
• Wine - 1 Red, 1 white, 1 Sparkling  
• Mixed - 1-2 A signature cocktails. For example - a Christmas show might have a Hot Chocolate and Rum, a show set in the 50/60's might have an Old Fashioned.  
There is no live music, but recorded music to go along with performances.  
There is no outdoor seating or designated smoking area.

**PROPOSED FLOOR PLAN/LAYOUT OF PROPERTY**

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

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

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

**CORPORATION / PREMISES QUESTIONS**

1.	<p>If applicant is an individual or partnership, is each and every person a United States citizen (5.08.070-2)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is any individual a naturalized citizen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, print name(s), date(s), and place(s) of naturalization:</p>
2.	<p>Is the premises owned or leased (5.08.070-6A)? <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Leased</p>
3.	<p>If the premises are leased, list the names and addresses of all direct owners or owners of beneficial interests in any trusts, if premises are held in trust (5.08.070-6B):</p> <p><b>Name of Building Owner:</b> Don Wickman <b>Phone Number:</b> 630-319-7447  <b>Address of Building Owner:</b> 3755 E Main St. Ste 175 St. Charles, IL 60174 <b>E-mail Address:</b> don@wickmanproperties.com  <b>Mailing Address of Building Owner (if different):</b></p> <p><b>Name of Building Owner:</b> <b>Phone Number:</b>  <b>Address of Building Owner:</b> <b>E-mail Address:</b>  <b>Mailing Address of Building Owner (if different):</b></p> <p><b>Name of Building Owner:</b> <b>Phone Number:</b>  <b>Address of Building Owner:</b> <b>E-mail Address:</b>  <b>Mailing Address of Building Owner (if different):</b></p>
4.	<p>Does the applicant currently operate, or operated in the past, any other establishment within the City of St. Charles that requires a liquor license? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please list the business name(s) and address(es):</p>
5.	<p>Does applicant have any outstanding debt with the City of St. Charles, including, but not limited to, utility bills, alcohol tax, and permit fees, for any current or previous establishment owned, operated or managed by the applicant?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If yes, please note the City of St. Charles requires all debt to be paid in full before consideration of a new or renewed liquor license is issued. (5.08.050)</i></p>
6.	<p>Are any improvements planned for the building and/or site that will require a building permit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, has a building permit been applied for? <input type="checkbox"/> Yes <input type="checkbox"/> No <b>Date of permit application</b> _____</p>
7.	<p>Has applicant applied for a similar or other license on the premises other than the one for which this license is sought (5.08.070-7)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, what was the disposition of the application? Explain as necessary:</p>

8.	<p>Has applicant (and all persons listed on page 2 of this application) ever been convicted of a felony under any Federal or State law, or convicted of a misdemeanor opposed to decency or morality (5.08.070-8)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Is applicant (and all persons listed on page 2 of this application) disqualified from receiving a liquor license by reason of any matter contained in Illinois State law and/or City of St. Charles Municipal Ordinances? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
9.	<p>List previous liquor licenses issued by any State Government or any subdivision thereof (5.08.070-9). Use additional paper if necessary.</p> <p>Government Unit: _____ Location, City/State: _____</p> <p>Date: _____ Special Explanations: _____</p> <p>Government Unit: _____ Location, City/State: _____</p> <p>Date: _____ Special Explanations: _____</p>
10.	<p>Have any liquor licenses possessed ever been revoked (5.08.070-9)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, list all reasons on a separate, signed letter accompanying this application.</p> <p>Has any director, officer, shareholder, or any of your managers, ever been denied liquor license from any jurisdiction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, proceed to Question 15. If more space is needed, please attach a separate sheet of paper with the information.</p>
11.	<p>Complete ONLY if yes was answered to the question above (10):</p> <p>Name: _____ Name of Business: _____</p> <p>Position with the Business: _____ Date(s) of Denial: _____</p> <p>Reason(s) for Denial of License: _____</p>
12.	<p>Date of Incorporation (Illinois Corporations) (5.08.070-10): 4-29-2022</p> <p>Date qualified under Illinois Business Corporation Act to transact business in Illinois (Foreign Corporation): _____</p>
13.	<p>Has the applicant and all designated managers read and do they all understand and agree not to violate any laws of the United States, the State of Illinois, and any of the ordinances of the City of St. Charles in conducting business (5.08.070-11)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Have you, or in the case of a corporation, the local manager, or in the case of a partnership any of the partners, ever been convicted of any violation of any law pertaining to alcoholic liquor? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Have you, or in the case of a corporation the local manager, or in the case of a partnership any of the partners, ever been convicted of a felony? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Have you ever been convicted of a gambling offense? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If a partnership or corporation, include all partners and the local manager(s).)</p> <p>Will you and all your employees refuse to serve or sell alcoholic liquor to an intoxicated person or to a minor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

14.	All individual owners, partners, officers, directors, and/or persons holding directly or beneficially more than five (5) percent in interest of the stock of owners by interest listed on page 2 of this application must be fingerprinted by the City of St. Charles Police Department (5.08.070-A12).  Has this been done? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  If yes, date(s): <del>8-1-2022</del>
15.	Has the applicant attached proof of Dram Shop Insurance to this application or already furnished it to the City of St. Charles (5.08.060)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>note</i> If already furnished, date of delivery:
16.	Is the premises within 100 feet of any real property of any church; school; hospital; home for the aged or indigent persons; home for veterans, their wives/husbands, or children; and/or any military or naval station (5.08.230)?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

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

Name (First, Middle, Last):	TARA FROST	Birthdate:	[REDACTED]
Home Street Address, Incl City, State, Zip:	[REDACTED]		
Date of Course:	Place Course was Taken:	Certificate Granted? Y/N	Expiration:
8-2-2022	Online	Y	8-1-2023

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

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

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

**NEW MANAGEMENT REQUIREMENTS**

Whenever a new manager comes on board, the City must be notified and that person must be fingerprinted.

It is the business establishment's responsibility to keep copies of all B.A.S.S.E.T. certificates on file for their employees.

**COMMENTS/ADDITIONAL INFORMATION**

[Empty box for comments/additional information]

Business Name:  
Vero Voce, LLC

SIGNATURES



Applicant's Signature

Subscribed and sworn before me this 31 day of August, 2022

(Seal)



Tara L. Strach  
Notary Public

ADDENDUM TO RETAIL LIQUOR LICENSE APPLICATION

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

Date: 09/13/22 Name of Applicant: Tara Frost

Name of Business: Vero Voce LLC

Address of Business: 3755 E Main St St. Charles, IL 60174 STE 158 Ward Number: 1

Pursuant to the provision of the City of St. Charles Municipal Code, Chapter 5.08, Alcoholic Beverages, the following guide shall be in effect for the investigation of an applicant for a Retail Dealer's Liquor License:

1. Date on which applicant will begin selling retail alcoholic liquors at this location:  
November 2022
2. Is the location within 100 feet of any church; school; hospital; home for the aged or indigent persons; home for veterans, their wives/husbands or children; or any military or naval station?  Yes  No
3. If the answer to question 2 is yes, answer the following: is applicant's place of business a hotel offering restaurant service, a regularly organized club, a restaurant, a food shop, or other place where the sale of alcoholic liquors is not the principal business?  Yes  No  
  
If yes, answer a, b and c:  
a. State the kind of such business:  
b. Give date on which applicant began the kind of business named at this location:  
c. Has the kind of business designated been established at this location for such purpose prior to February 1, 1934, and carried on continuously since such time by either the applicant or any other person?  
 Yes  No
4. If premises for which an alcoholic liquor license is herein applied for are within 100 feet of a church, have such premises been licensed for the sale of alcoholic liquor at retail prior to the establishment of such church?  Yes  No  
  
If yes, have the premises been continuously operated and licensed for the sale of alcoholic liquor at retail since the original alcoholic liquor license was issued therefore?  Yes  No

5.	Is the place for which the alcoholic liquor license is sought a dwelling house, flat, or apartment used for residential purposes? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6.	Is there any access leading from premises to any other portion of the same building or structure used for dwelling or lodging purposes and which is permitted to be used or kept accessible for use by the public? (Connection between premises and such other portion of building or structure as is used only by the applicant, his/her family and personal guests not prohibited.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
7.	If applicant conducts or will conduct in the same place any other class of business in addition to that of City Retailer of Alcoholic Liquor, state the kind and nature of such business: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Theater / Music Lessons</i>
8.	Are all rooms where liquor will be sold for consumption on the premises continuously lighted during business hours by natural light or artificial white light so that all parts of the interior shall be clearly visible? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9.	Are premises located in any building belonging to or under the control of the State of Illinois or any other political subdivision thereof, such as county, city, etc.? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
10.	Are the premises for which license is herein applied for a store or place of business where the majority of customers are minors of school age or where the principal business transacted consists of school books, school supplies, food or drinks for such minors? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
11.	It is required by the City of St. Charles that all employees undergo BASSET training. Provide a copy of the certificate of training completion for each manager. All certificates for managers have been submitted: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
12.	From your observation and investigation, has applicant—to the best of your knowledge—truthfully answered all questions? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, state exceptions:
13.	Have all persons named in this application been fingerprinted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Fingerprinted by: <i>SCPD</i> Date: <i>09/02/22</i>
14.	Other necessary data:

# COMMERCIAL INSURANCE PROPOSAL

## PREPARED FOR:

**VERO VOCE**  
3755 E MAIN ST SUITE 158  
Saint Charles, IL 60174

Policy Quote No: CPP1029907-00

## PRESENTED BY:

**Catanzaro Insurance LLC**  
729 S 3rd Street  
Columbus, OH 43206  
Work: (614) 489-8383  
Fax: (614) 375-1805

## Producer:

**ANTHONY CATANZARO**  
anthony@catanzaroinurance.com  
Prepared: 08/24/2022

**This quote is only valid for 30 days from the Prepared Date above.**

Thank you for the opportunity to provide you with a quote for your insurance needs. We are pleased to attach our quote for your commercial insurance. Please carefully review the information in the quote as actual quote terms may differ from those requested on your application. This is not an insurance policy. For a complete statement of policy coverages, terms, and exclusions, please see the policy documents. This quote is subject to normal underwriting considerations by the company, including, but not limited to, acceptable loss experience and favorable loss control inspection. Coverage cannot be bound without company written approval.

**This is not an offer for coverage. This quote is for illustration purposes only.**

**COMMERCIAL PACKAGE POLICY**

**INSURANCE CARRIER:** Specialty Risk of America

***Locations***

<b>Loc</b>	<b>Address</b>	<b>City/State/Zip</b>	<b>Description Occupancy</b>
Loc 1 Bldg 1	3755 E Main St	Saint Charles IL 60174	Main Office



**COMMERCIAL PACKAGE POLICY**

INSURANCE CARRIER: Specialty Risk of America

**General Liability Rating Information Schedule**

<u>GL Class Code</u>	<u>GL Description</u>	<u>GL Rating Basis</u>	<u>GL Exposure</u>	<u>GL Final Rate</u>
27595	Theaters – NOC – Other than Not-For-Profit – Including Products/Completed Work – 27595	No of Admitted	600	86.540
	Products/Completed Operations Occurrence		600	0.000

**COMMERCIAL PACKAGE POLICY**

**INSURANCE CARRIER:** Specialty Risk of America

**Liquor Liability Coverage Part**

<u>Coverages</u>	<u>Limits</u>	<u>Premium</u>
Liquor Liability Each Common Cause	\$300,000	\$ 92
Liquor Liability Aggregate Limit	\$800,000	\$ 0

**COVERED LOCATIONS** *(Only those specific locations listed below have Liquor Liability Coverage)*

				<u>Receipts</u>
Loc 1 Bldg 1	3755 E Main St	Saint Charles IL 60174	7111-Restaurant - receipts from alcohol < 40%	\$15,000

**COMMERCIAL PACKAGE POLICY**

**INSURANCE CARRIER:** Specialty Risk of America

**PREMIUM SUMMARY**

<b>DESCRIPTION OF COVERAGE</b>	<b>PREMIUM</b>
General Liability Coverage Part	237.00
Liquor Liability Coverage Part	475.00
<b>Total Estimated Premium:</b>	<b>712.00</b>
Policy Fee:	50.00
Broker Fee:	70.00
<b>Estimated Taxes &amp; Fees Sub-total:</b>	<b>120.00</b>
<b>Total Premium + Taxes &amp; Fees:</b>	<b>832.00</b>

This quotation is for informational purposes only. Coverage is not bound and no coverage will be afforded by this quotation. Premium charges are estimated based on information provided by the application and rates in force at the time of quotation.

**COMMERCIAL PACKAGE POLICY**

**INSURANCE CARRIER:** Specialty Risk of America

***POLICY IS SUBJECT TO THE FOLLOWING FORMS AND ENDORSEMENTS***

CL-300 1.0	AMENDATORY ENDORSEMENT
CL-0120 11 17	AMENDATORY ENDORSEMENT ILLINOIS
CL-0605 01 21	CERTIFIED TERRORISM LOSS DISCLOSURE OF PREMIUM AND FEDERAL SHARE OF INSURED LOSSES
CL 0678 02 11	CIVIL UNION AMENDMENT - ILLINOIS
CL-0811 09 18	CANNABIS ITEMS AND ACTIVITIES EXCLUSION
CL-1045 01 21	POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE
GL-200 01 16	COMMERCIAL GENERAL LIABILITY COVERAGE (BROAD FORM)
GL-224 1.0	LIABILITY COVERAGE DESIGNATED PREMISES
GL-853 2.2	EXCLUSION ABUSE OR MOLESTATION
GL-890 1.0	LEAD LIABILITY EXCLUSION
GL-894 1.1	PUNITIVE DAMAGES EXCLUSION ILLINOIS
GL-914 1.0	LIMITED LIABILITY COMPANY
GL-0163 01 08	EXCLUSION WAR AND MILITARY ACTION
GL-0187 06 21	CYBER LOSS EXCLUSION
GL-0209 10 05	ASBESTOS EXCLUSION
GL-0215 10 05	SILICA EXCLUSION
GL-0250 01 15	CERTIFIED TERRORISM LOSS
GL-0348 06 02	EXCLUSION WET ROT, DRY ROT, BACTERIA, FUNGI OR PROTISTS
GL-0439 10 08	AMENDATORY ENDORSEMENT ILLINOIS
GL-0908 10 08	POLLUTION EXCLUSION EXCEPTION
GL-0940 07 09	AMENDATORY ENDORSEMENT DEFENSE COSTS REIMBURSEMENT ILLINOIS
GL-0950 05 00	KNOWN INJURY OR DAMAGE AMENDMENTS
GL-0966 08 00	EXCLUSION - INSPECTION, APPRAISAL, AND SURVEY COMPANIES
GL 1020 09 09	OTHER INSURANCE AMENDMENT
GL-1022 09 09	INFORMATION DISTRIBUTION AND RECORDING VIOLATIONS EXCLUSIONS
GL-1023 12 09	EXCLUSION COMMUNICABLE DISEASE
GL-1353 09 14	EXCLUSION DATA BREACH LIABILITY
GL-2280 06 04	NUCLEAR, BIOLOGICAL AND CHEMICAL TERRORISM EXCLUSION
LL-610 03 21	ILLINOIS LIQUOR LIABILITY COVERAGE
LL-625 10 11	ILLINOIS DEFENSE COSTS REIMBURSEMENT
SPR-100 03 12	POLICYHOLDER NOTICE OF CONSUMER COMPLAINTS
SPR 0215 09 21	BIOMETRIC PRIVACY INFORMATION EXCLUSION

**COMMERCIAL PACKAGE POLICY**

INSURANCE CARRIER: Specialty Risk of America

**Payment Plan Options**

	<b>Annual Payment</b>	<b>50% + 1 Pay</b>	<b>26% + 3 Pay</b>	<b>25% + 8 Monthly</b>
<b>Deposit</b>	\$832.00	\$476.00	\$298.00	\$298.00
<b>09/24/2022</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>10/24/2022</b>	\$0.00	\$0.00	\$183.00	\$72.00
<b>11/24/2022</b>	\$0.00	\$0.00	\$0.00	\$72.00
<b>12/24/2022</b>	\$0.00	\$361.00	\$183.00	\$72.00
<b>01/24/2023</b>	\$0.00	\$0.00	\$0.00	\$72.00
<b>02/24/2023</b>	\$0.00	\$0.00	\$183.00	\$72.00
<b>03/24/2023</b>	\$0.00	\$0.00	\$0.00	\$72.00
<b>04/24/2023</b>	\$0.00	\$0.00	\$0.00	\$72.00
<b>05/24/2023</b>	\$0.00	\$0.00	\$0.00	\$70.00
<b>06/24/2023</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>07/24/2023</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>\$832.00</b>	<b>\$837.00</b>	<b>\$847.00</b>	<b>\$872.00</b>

Installment Fees are included in the payments above

Form **LLC-5.5**

**Illinois  
Limited Liability Company Act  
Articles of Organization**

**FILE # 11766544**

Secretary of State Jesse White  
Department of Business Services  
Limited Liability Division  
www.ilsos.gov

Filing Fee: \$150

Approved By: HLH

**FILED**

**APR 29 2022**

**Jesse White  
Secretary of State**

1. Limited Liability Company Name: VERO VOCE LLC

2. Address of Principal Place of Business where records of the company will be kept:

3755 E MAIN ST, STE 158

ST. CHARLES, IL 60174-2463

3. The Limited Liability Company has one or more members on the filing date.

4. Registered Agent's Name and Registered Office Address:

ZENBUSINESS INC.

1 W OLD STATE CAP PLZ, STE 805

SPRINGFIELD, IL 62701

5. Purpose for which the Limited Liability Company is organized:

"The transaction of any or all lawful business for which Limited Liability Companies may be organized under this Act."

6. The LLC is to have perpetual existence.

7. Name and business addresses of all the managers and any member having the authority of manager:

FROST TARA

8. **Name and Address of Organizer**

I affirm, under penalties of perjury, having authority to sign hereto, that these Articles of Organization are to the best of my knowledge and belief, true, correct and complete.

Dated: APRIL 29, 2022

TARA FROST

**Verify that all of your Illinois Business Authorization Information is correct.**  
If not, contact us immediately.

If all of the information is correct, cut along the dotted line (fits a standard 5" x 7" frame). Your authorization must be visibly displayed at the address listed. **Do not discard the attached Illinois Business Authorization unless the information displayed is incorrect or until it expires.** Your Illinois Business Authorization is an important tax document that indicates that you are registered or licensed with the Illinois Department of Revenue to legally do business in Illinois.

\_\_\_\_\_  
\_\_\_\_\_

OFFICIAL DOCUMENT

State of Illinois - Department of Revenue

**Illinois Business Authorization**

OFFICIAL DOCUMENT

**VERO VOCE, LLC**

**DBA: VERO VOCE LLC**

**3755 E MAIN ST STE 158**  
**SAINT CHARLES IL 60174-2408**

**Loc. Code: 045-0022-9-001**

**St. Charles (Kane)**  
**Kane County**

**Expiration Date:**  
**10/1/2023**

**Certificate of Registration**  
Sales and use taxes and fees

(4455-0091)

ILLINOIS REVENUE  
*[Signature]*  
Director

OFFICIAL DOCUMENT

Issued Date: **10/01/2022**

# BASSET Card



August 2, 2022



Letter ID: L0247912584

License No.: 5A-1141597  
Expiration Date: 8/1/2025  
License Type: Bassel Card

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
TARA FROST  
[REDACTED]

**Your "Student ID number" is: 10641**

**Your "Trainer's ID number" is: 5A-1141597**

**Your BASSET Card is located BELOW**

**DO NOT throw away this letter as you will need your "Student ID number" directly above to re-print your card.**

**IMPORTANT:**

To re-print your card, visit the Illinois Liquor Control Commission website at [LCC.illinois.gov](http://LCC.illinois.gov)  
(click on the RESOURCES tab to access the "BASSET Card Lookup" page).

**ILLINOIS LIQUOR CONTROL COMMISSION**  
100 W. Randolph Street, Suite 7-801 - Chicago, IL 60601  
**BEVERAGE ALCOHOL SELLERS AND SERVERS  
EDUCATION AND TRAINING (BASSET) CARD**

Date of Certification: 8/1/2022 Expires: 8/1/2025  
Trainer's IL Liquor License Number: 5A-1141597  
TARA FROST  
[REDACTED]

**\*\*Card is not transferrable\*\***

EXHIBIT "A"

SITE PLAN AND PARKING

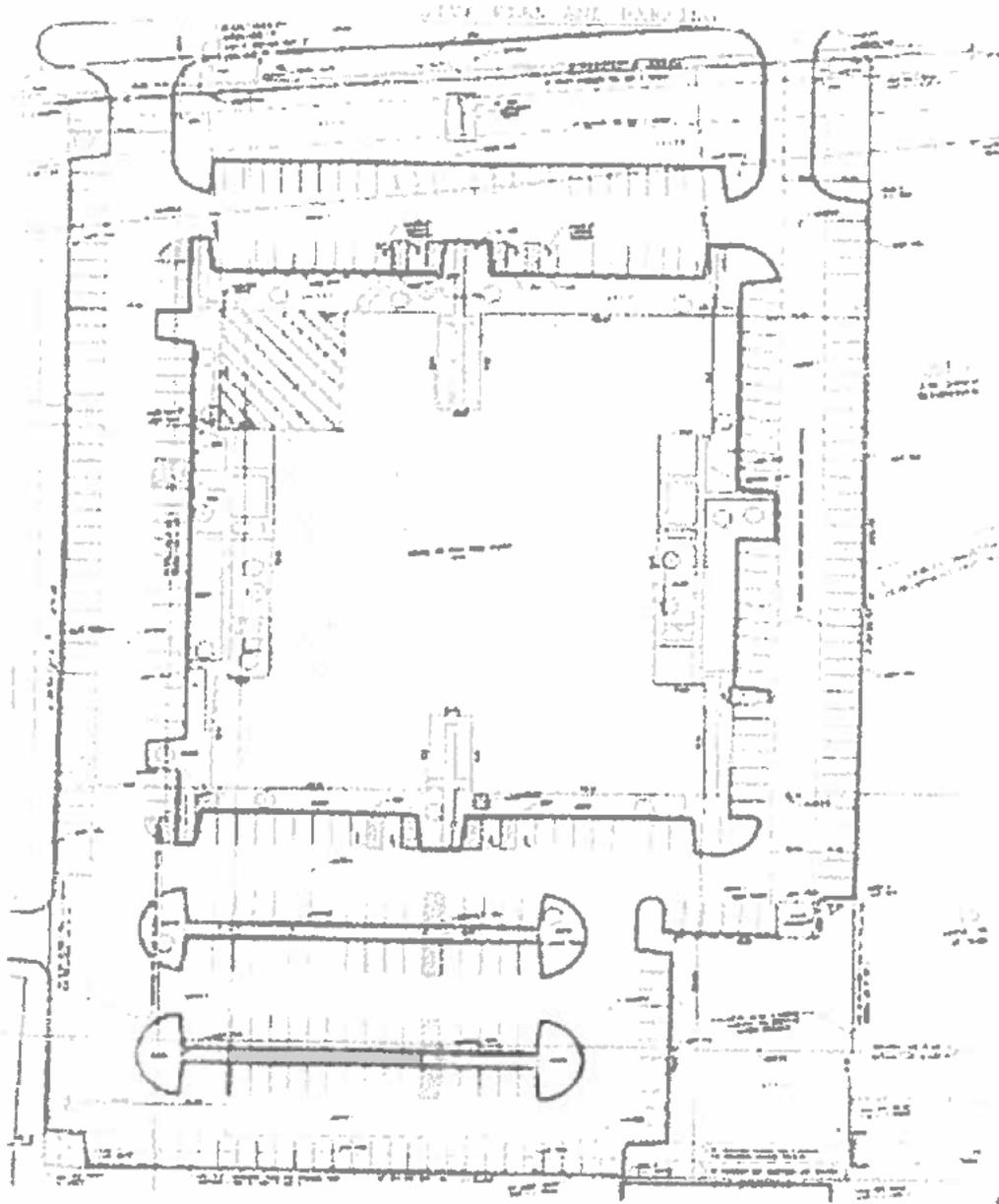
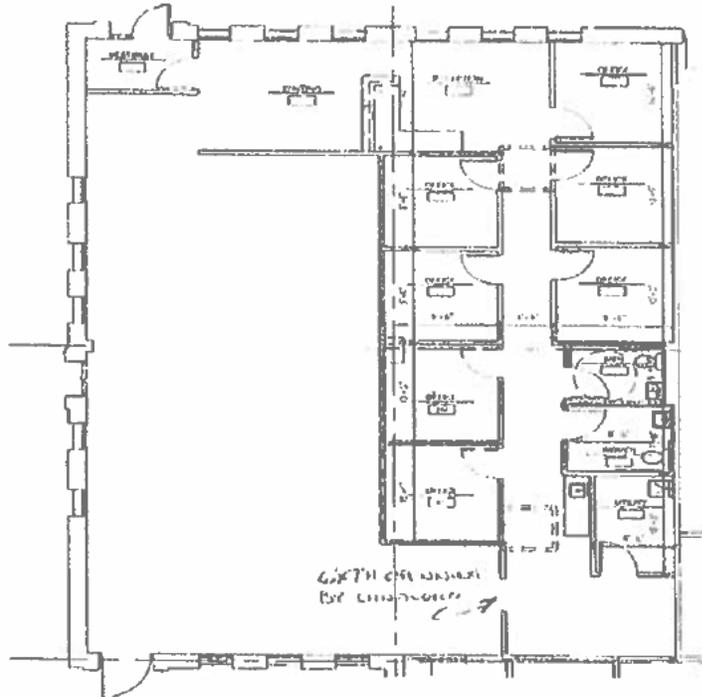


EXHIBIT "B"

DESCRIPTION OF LANDLORD'S WORK

SUITE 158, 3,045 SF  
3755 E MAIN ST, ST CHARLES  
ST CHARLES BUSINESS PARK

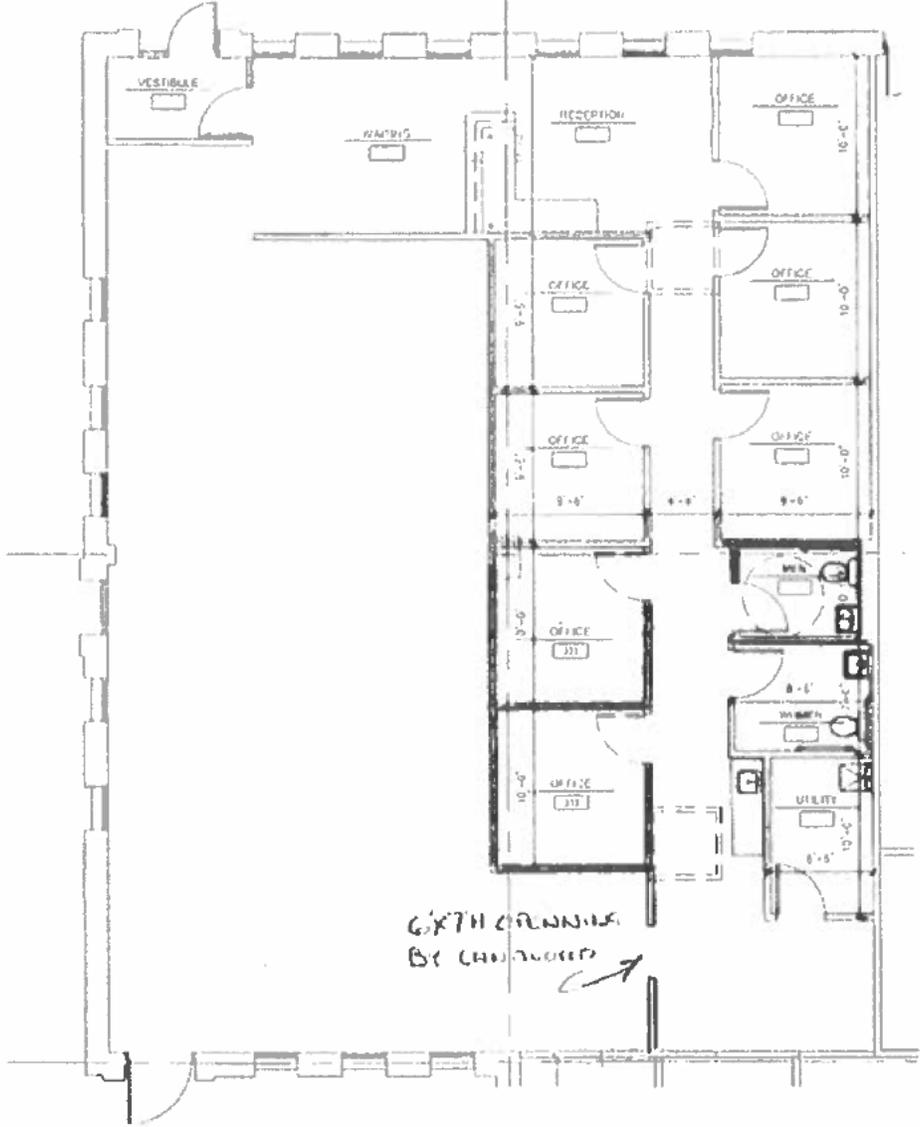


Landlord shall provide and opening 6'w x 7'h in partition.

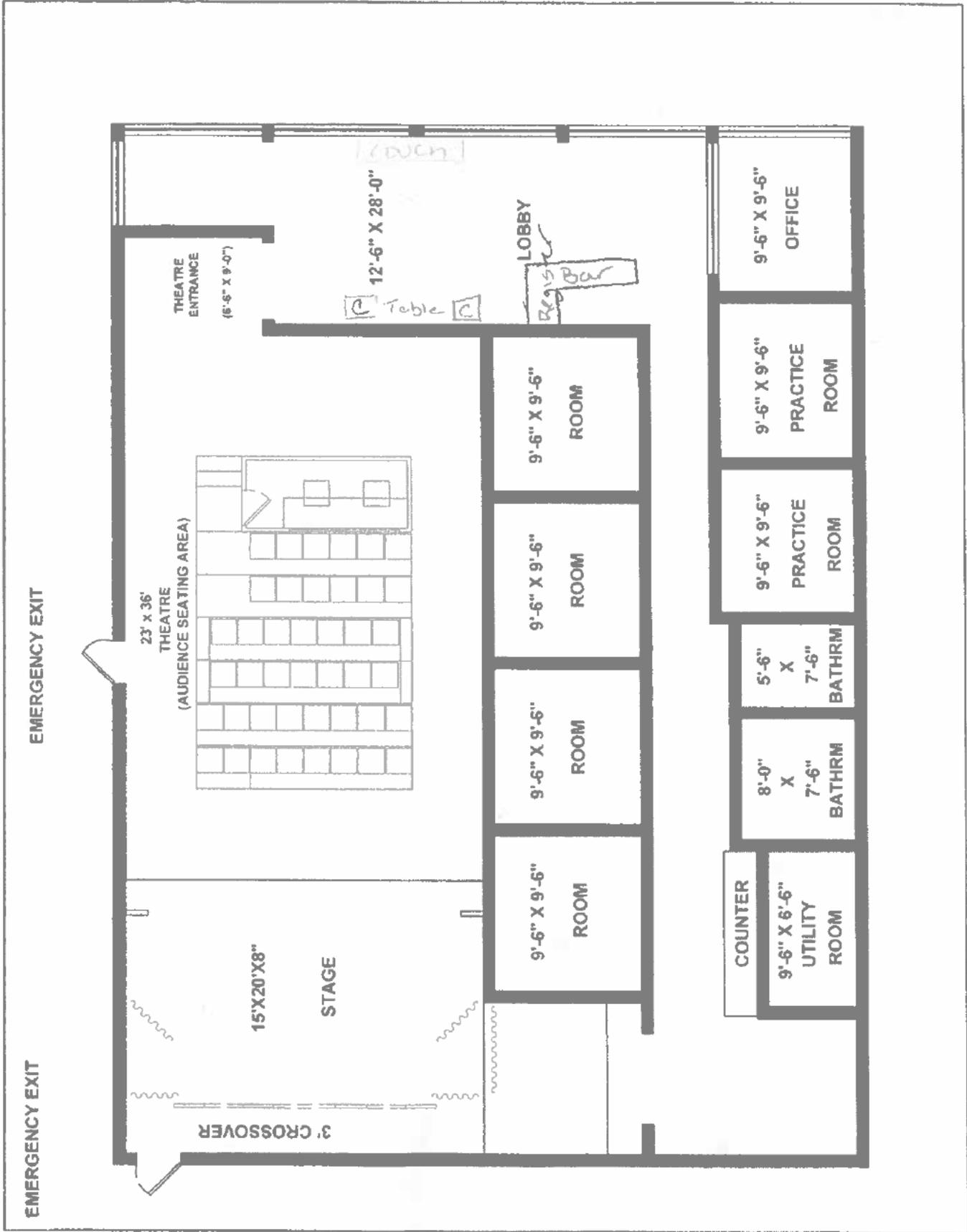
**OPENING:** Landlord shall provide an opening 6'w x 7'h in southern most partition.

**FURNITURE:** Tenant shall have use of all furniture a no cost during lease term.

**SUITE 158, 3,045 SF**  
**3755 E MAIN ST, ST CHARLES**  
**ST CHARLES BUSINESS PARK**



Landlord shall provide and opening 6'w x 7'h in partition.





**AGENDA ITEM EXECUTIVE SUMMARY**

**Agenda Item Number: 5**

**Title:**

Discussion Regarding a Complaint of Violation and Hearing Notice for Deepa Foods, Inc. d/b/a 7-Eleven, Located at 2400 E. Main Street, St. Charles.

**Presenter:**

Police Chief Keegan

**Meeting:** City Council

**Date:** June 20, 2022

Proposed Cost: \$

Budgeted Amount: \$

Not Budgeted:

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

This is a complaint of violation being brought before the Liquor Control Commission to determine whether the St. Charles Local Liquor Control Commission, pursuant to this authority, shall revoke or suspend the local liquor license issued or impose a fine upon by reason of the Complaint of Violation filed by the Police Department of offenses happening on or about August 12, 2022, at the establishment of Deepa Foods, Inc. d/b/a 7-Eleven, located at 2400 E. Main Street, St. Charles.

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

Citation and Notice of Hearing

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

Discussion Regarding a Tobacco Citation and Hearing Notice for Deepa Foods, Inc. d/b/a 7-Eleven, Located at 2400 E. Main Street, St. Charles.

STATE OF ILLINOIS )  
 ) SS  
COUNTIES OF KANE AND DU PAGE )

**BEFORE THE LOCAL LIQUOR CONTROL COMMISSIONER OF  
THE CITY OF ST. CHARLES, ILLINOIS**

IN THE MATTER OF THE LIQUOR )  
LICENSE OF: )  
 ) Case Number 2022-LC-7  
7-ELEVEN #33895 – DEEPA FOODS, )  
INC. d/b/a 7-ELEVEN )

**NOTICE OF HEARING**

TO: 7-Eleven #33895 – Deepa Foods, Inc. d/b/a 7-Eleven  
2400 East Main Street  
St. Charles, IL 60174

**PLEASE TAKE NOTICE THAT** on September 19, 2022 at the hour of 4:30 p.m., in the City Council Chambers at the St. Charles City Hall, 2 East Main Street, City of St. Charles, Illinois, the St. Charles Local Liquor Control Commission shall conduct a hearing pursuant to Chapter 5.08.320 of the Municipal Code of the City of St. Charles and the Liquor Control Act of 1934, 235 ILCS 5/1-1 *et seq.*

The purpose of said hearing shall be to determine whether the St. Charles Local Liquor Control Commission, pursuant to this authority, shall revoke or suspend the local liquor license issued to you or impose a fine upon you, or both, by reason of the Complaint of Violation filed by the Chief of Police, James Keegan, a copy of which is attached.

**AT WHICH TIME AND PLACE YOU MAY APPEAR AND DEFEND. YOU MAY BE REPRESENTED BY AN ATTORNEY IF YOU SO CHOOSE. ATTACHED HERETO IS AN ARRAIGNMENT FORM, WHICH IS INCORPORATED HEREIN. THE ARRAIGNMENT FORM SHOULD BE COMPLETED AND FILED WITH THE CITY CLERK WITHIN THREE (3) DAYS PRIOR TO THE HEARING. IF YOU FAIL TO FILE THE ARRAIGNMENT FORM WITHIN THREE (3) DAYS PRIOR TO THE HEARING AND/OR IF YOU FAIL TO APPEAR AT THE HEARING, YOU WILL BE FOUND GUILTY OF THE VIOLATION BY DEFAULT AND THE ST. CHARLES LOCAL LIQUOR CONTROL COMMISSION WILL DETERMINE THE APPROPRIATE PENALTY.**

**YOU ARE ADVISED THAT IF A HEARING IS HELD AND YOU ARE FOUND GUILTY AFTER THE HEARING, THEN, IN ACCORDANCE WITH SECTION 5.08.320(B) OF THE ST. CHARLES MUNICIPAL CODE, YOU WILL BE REQUIRED TO REIMBURSE THE CITY FOR ANY AND ALL OUT OF POCKET EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES, COURT REPORTER APPEARANCE FEES AND THE COST OF HAVING POLICE OFFICERS AND WITNESSES PRESENT TO TESTIFY. ANY AND ALL QUESTIONS MUST BE DIRECTED TO THE CITY ATTORNEY, NICHOLAS S. PEPPERS, AT E-MAIL [NPEPPERS@SRD-LAW.COM](mailto:NPEPPERS@SRD-LAW.COM) OR 847/318-9500 OR TO THE DEPUTY CITY CLERK, TRACEY CONTI, AT 630/377-4422.**

DATED this 23<sup>rd</sup> day of August 2022.

  
\_\_\_\_\_  
Lora A. Vitek, Local Liquor Control Commissioner  
City of St. Charles

cc: Heather McGuire, City Administrator  
James Keegan, Chief of Police

STATE OF ILLINOIS )  
 ) SS  
COUNTIES OF KANE AND DU PAGE )

CERTIFICATE OF SERVICE

The undersigned, being first duly sworn on oath, deposes and states that he did serve a copy of the Notice of Hearing upon the person to whom it is directed by leaving a copy with said individual as follows: Arvin Thakkar at 2400 E Main St on the 23rd day of August, 2022.

Σ. Miguel #317

SUBSCRIBED AND SWORN to before me  
this 23rd day of August, 2022.

Janet Carr  
NOTARY PUBLIC

STATE OF ILLINOIS )  
 ) SS  
COUNTIES OF KANE AND DU PAGE )

**BEFORE THE LOCAL LIQUOR CONTROL COMMISSION  
OF THE CITY OF ST. CHARLES, ILLINOIS**

IN THE MATTER OF THE LIQUOR )  
LICENSE OF: )  
 ) Case Number 2022-LC-7  
7-ELEVEN #33895 – DEEPA FOODS, )  
INC. d/b/a 7-ELEVEN )  
2400 East Main Street )  
St. Charles, Illinois 60174 )

**COMPLAINT OF VIOLATION**

**NOW COMES** the Petitioner, James Keegan, Chief of Police of the City of St. Charles, Illinois, and files this Complaint before the Local Liquor Control Commission of the City of St. Charles, Illinois, and states as follows:

1. The Petitioner is the duly appointed Chief of Police of the City of St. Charles and as such is charged with the duty of enforcing the laws of the State of Illinois and the ordinances of the City of St. Charles.

2. On or about August 12, 2022, at approximately 6:17 p.m., the Licensee, 7-Eleven #33895 – Deepa Foods, Inc. d/b/a 7-Eleven, by and through its employees, officers and/or agents, committed the following offense in or upon the licensed premises at 2400 East Main Street, St. Charles, Illinois:

**OFFENSE**

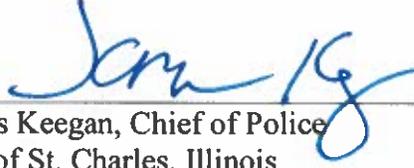
Served alcoholic liquor to a person under the age of 21 years.

3. On or about August 12, 2022, 7-Eleven #33895 – Deepa Foods, Inc. d/b/a 7-Eleven was operating under a Class A-6 liquor license issued by the City of St. Charles.

4. That the act detailed in Section 2 of this Complaint of Violation is prohibited and is in violation of and contrary to Section 5.08.250(19)1 of the St. Charles Municipal Code and the Liquor Control Act of 1934.

5. That the Licensee, 7-Eleven #33895 – Deepa Foods, Inc. d/b/a 7-Eleven, is responsible for the acts of its employees, officers and agents and is required to ensure that no violations of state law or ordinances of the City of St. Charles take place on said premises.

**WHEREFORE**, the Petitioner, James Keegan, Chief of Police, requests, pursuant to Section 5.08.320 of the St. Charles Municipal Code, that the Local Liquor Control Commission hold a hearing on this matter and take such action against 7-Eleven #33895 – Deepa Foods, Inc. d/b/a 7-Eleven as the Commission shall deem appropriate under the circumstances.



---

James Keegan, Chief of Police  
City of St. Charles, Illinois

Nicholas S. Peppers  
Storino, Ramello & Durkin  
9501 West Devon Avenue  
Suite 800  
Rosemont, Illinois 60018  
(847) 318-9500

STATE OF ILLINOIS )  
 ) SS  
COUNTIES OF KANE AND DU PAGE )

**CERTIFICATION**

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and, as to such matters, the undersigned certifies as aforesaid that he verily believes the same to be true.



James Keegan, Chief of Police

Subscribed and Sworn to before me  
this 23<sup>RD</sup> day of August, 2022



Notary Public



# ARRAIGNMENT FORM

Case Number 2022-LC-7

I, \_\_\_\_\_, as agent for 7-Eleven #33895 – Deepa Foods, Inc. d/b/a 7-Eleven, being a licensee charged with a violation of Chapter 5.08.250(19)1 of the Municipal Code of the City of St. Charles and the Liquor Control Act of 1934, 235 ILCS 5/1-1 *et seq.*, at **2400 East Main Street, St. Charles, Illinois 60174**, do hereby enter a plea of:

- Guilty, but request a hearing in mitigation in which I will be given an opportunity to present evidence in support of my position to minimize any penalty.
- Guilty, I do not request a hearing.
- Not Guilty. I request a hearing.

7-ELEVEN #33895 – DEEPA FOODS,  
INC. d/b/a 7-ELEVEN

Signature: By: \_\_\_\_\_

Date: \_\_\_\_\_

Subscribed and sworn to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

Form can be faxed to 630/377-4440  
or e-mailed to the attention of Tracey Conti  
at [tconti@stcharlesil.gov](mailto:tconti@stcharlesil.gov)  
Hard copy must follow by U.S. Mail



**AGENDA ITEM EXECUTIVE SUMMARY**

**Agenda Item Number: 6**

**Title:**

Discussion Regarding a Complaint of Violation and Hearing Notice for Lundeen’s Liquor East, Inc., located at 614 E Main Street, St. Charles.

**Presenter:**

Police Chief Keegan

**Meeting:** City Council

**Date:** June 20, 2022

Proposed Cost: \$

Budgeted Amount: \$

Not Budgeted:

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

This is a complaint of violation being brought before the Liquor Control Commission to determine whether the St. Charles Local Liquor Control Commission, pursuant to this authority, shall revoke or suspend the local liquor license issued or impose a fine upon by reason of the Complaint of Violation filed by the Police Department of offenses happening on or about August 12, 2022, at the establishment of Lundeen’s Liquor East, Inc., located at 614 E Main Street, St. Charles.

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

Memo, Citation and Notice of Hearing

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

Discussion Regarding a Complaint of Violation and Hearing Notice for Lundeen’s Liquor East, Inc., located at 614 E Main Street, St. Charles.

STATE OF ILLINOIS )  
 ) SS  
COUNTIES OF KANE AND DU PAGE )

**BEFORE THE LOCAL LIQUOR CONTROL COMMISSIONER OF  
THE CITY OF ST. CHARLES, ILLINOIS**

IN THE MATTER OF THE LIQUOR )  
LICENSE OF: )  
 ) Case Number 2022-LC-6  
LUNDEEN'S LIQUOR EAST, INC. )

**NOTICE OF HEARING**

TO: Lundeen's Liquor East, Inc.  
614 East Main Street  
St. Charles, IL 60174

**PLEASE TAKE NOTICE THAT** on September 19, 2022 at the hour of 4:30 p.m., in the City Council Chambers at the St. Charles City Hall, 2 East Main Street, City of St. Charles, Illinois, the St. Charles Local Liquor Control Commission shall conduct a hearing pursuant to Chapter 5.08.320 of the Municipal Code of the City of St. Charles and the Liquor Control Act of 1934, 235 ILCS 5/1-1 *et seq.*

The purpose of said hearing shall be to determine whether the St. Charles Local Liquor Control Commission, pursuant to this authority, shall revoke or suspend the local liquor license issued to you or impose a fine upon you, or both, by reason of the Complaint of Violation filed by the Chief of Police, James Keegan, a copy of which is attached.

**AT WHICH TIME AND PLACE YOU MAY APPEAR AND DEFEND. YOU MAY BE REPRESENTED BY AN ATTORNEY IF YOU SO CHOOSE. ATTACHED HERETO IS AN ARRAIGNMENT FORM, WHICH IS INCORPORATED HEREIN. THE ARRAIGNMENT FORM SHOULD BE COMPLETED AND FILED WITH THE CITY CLERK WITHIN THREE (3) DAYS PRIOR TO THE HEARING. IF YOU FAIL TO FILE THE ARRAIGNMENT FORM WITHIN THREE (3) DAYS PRIOR TO THE HEARING AND/OR IF YOU FAIL TO APPEAR AT THE HEARING, YOU WILL BE FOUND GUILTY OF THE VIOLATION BY DEFAULT AND THE ST. CHARLES LOCAL LIQUOR CONTROL COMMISSION WILL DETERMINE THE APPROPRIATE PENALTY.**

**YOU ARE ADVISED THAT IF A HEARING IS HELD AND YOU ARE FOUND GUILTY AFTER THE HEARING, THEN, IN ACCORDANCE WITH SECTION 5.08.320(B) OF THE ST. CHARLES MUNICIPAL CODE, YOU WILL BE REQUIRED TO REIMBURSE THE CITY FOR ANY AND ALL OUT OF POCKET EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES, COURT REPORTER APPEARANCE FEES AND THE COST OF HAVING POLICE OFFICERS AND WITNESSES PRESENT TO TESTIFY. ANY AND ALL QUESTIONS MUST BE DIRECTED TO THE CITY ATTORNEY, NICHOLAS S. PEPPERS, AT E-MAIL [NPEPPERS@SRD-LAW.COM](mailto:NPEPPERS@SRD-LAW.COM) OR 847/318-9500 OR TO THE DEPUTY CITY CLERK, TRACEY CONTI, AT 630/377-4422.**

DATED this 23<sup>rd</sup> day of August 2022.

  
\_\_\_\_\_  
Lora A. Vitek, Local Liquor Control Commissioner  
City of St. Charles

cc: Heather McGuire, City Administrator  
James Keegan, Chief of Police

STATE OF ILLINOIS )  
 ) SS  
COUNTIES OF KANE AND DU PAGE )

CERTIFICATE OF SERVICE

The undersigned, being first duly sworn on oath, deposes and states that he did serve a copy of the Notice of Hearing upon the person to whom it is directed by leaving a copy with said individual as follows: Brandon Morse at 1014 E. Main St on the 2nd day of August, 2022.

En Miguel # 312

SUBSCRIBED AND SWORN to before me this 23rd day of August, 2022.

Sara K Cass  
NOTARY PUBLIC



STATE OF ILLINOIS )  
 ) SS  
COUNTIES OF KANE AND DU PAGE )

**BEFORE THE LOCAL LIQUOR CONTROL COMMISSION  
OF THE CITY OF ST. CHARLES, ILLINOIS**

IN THE MATTER OF THE LIQUOR )  
LICENSE OF: )  
 ) Case Number 2022-LC-6  
LUNDEEN’S LIQUOR EAST, INC. )  
614 East Main Street )  
St. Charles, Illinois 60174 )

**COMPLAINT OF VIOLATION**

**NOW COMES** the Petitioner, James Keegan, Chief of Police of the City of St. Charles, Illinois, and files this Complaint before the Local Liquor Control Commission of the City of St. Charles, Illinois, and states as follows:

1. The Petitioner is the duly appointed Chief of Police of the City of St. Charles and as such is charged with the duty of enforcing the laws of the State of Illinois and the ordinances of the City of St. Charles.

2. On or about August 12, 2022, at approximately 6:35 p.m., the Licensee, Lundeen’s Liquor East, Inc., by and through its employees, officers and/or agents, committed the following offense in or upon the licensed premises at 614 East Main Street, St. Charles, Illinois:

**OFFENSE**

Served alcoholic liquor to a person under the age of 21 years.

3. On or about August 12, 2022, Lundeen’s Liquor East, Inc. was operating under a Class A-1 liquor license issued by the City of St. Charles.

4. That the act detailed in Section 2 of this Complaint of Violation is prohibited and is in violation of and contrary to Section 5.08.250(19)1 of the St. Charles Municipal Code and the Liquor Control Act of 1934.

5. That the Licensee, Lundeen’s Liquor East, Inc., is responsible for the acts of its employees, officers and agents and is required to ensure that no violations of state law or ordinances of the City of St. Charles take place on said premises.

**WHEREFORE**, the Petitioner, James Keegan, Chief of Police, requests, pursuant to Section 5.08.320 of the St. Charles Municipal Code, that the Local Liquor Control Commission hold a hearing on this matter and take such action against Lundeen's Liquor East, Inc. as the Commission shall deem appropriate under the circumstances.



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James Keegan, Chief of Police  
City of St. Charles, Illinois

Nicholas S. Peppers  
Storino, Ramello & Durkin  
9501 West Devon Avenue  
Suite 800  
Rosemont, Illinois 60018  
(847) 318-9500

STATE OF ILLINOIS )  
 ) SS  
COUNTIES OF KANE AND DU PAGE )

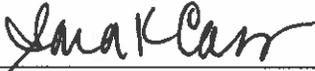
**CERTIFICATION**

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and, as to such matters, the undersigned certifies as aforesaid that he verily believes the same to be true.



James Keegan, Chief of Police

Subscribed and Sworn to before me  
this 27<sup>th</sup> day of August, 2022



Notary Public



# ARRAIGNMENT FORM

Case Number 2022-LC-6

I, DAVID R LUNDEEN, as agent for Lundeen's Liquor East, Inc., being a licensee charged with a violation of Chapter 5.08.250(19)1 of the Municipal Code of the City of St. Charles and the Liquor Control Act of 1934, 235 ILCS 5/1-1 *et seq.*, at 614 East Main Street, St. Charles, Illinois 60174, do hereby enter a plea of:

- Guilty, but request a hearing in mitigation in which I will be given an opportunity to present evidence in support of my position to minimize any penalty.
- Guilty, I do not request a hearing.
- Not Guilty. I request a hearing.

LUNDEEN'S LIQUOR EAST, INC.

Signature:

By: David R Lundeen

Date:

8/29/2022

Subscribed and sworn to before me  
this 29 day of Aug, 2022.

Jane L. Strach  
Notary Public



Form can be faxed to 630/377-4440  
or e-mailed to the attention of Tracey Conti  
at [tconti@stcharlesil.gov](mailto:tconti@stcharlesil.gov)  
Hard copy must follow by U.S. Mail