

**AGENDA
CITY OF ST. CHARLES
LIQUOR CONTROL COMMISSION MEETING**

**MONDAY, MAY 18, 2015
CITY COUNCIL CHAMBERS @ 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 March 16, 2015.
4. Recommendation to approve a proposal for a Class D7 (non-for-profit) liquor license for Steel Beam Theatre located at 111W Main Street, St. Charles.
5. Recommendation to approve a proposal for a Class F-1 BYOB liquor license for E&S Fish Company located at 311 North 2nd Street, Ste. 103, St. Charles.
6. Recommendation to approve a proposal for a Class F-1 BYOB liquor license for Liu Brothers Bistro located at 1554 E Main Street, St. Charles.
7. Recommendation to approve a proposal for a Class F-2 BYOB liquor license and tobacco license for LaVita Cigar Inc. located at 2015 Dean Street, Unit 4, St. Charles.
8. Recommendation to approve a proposal for a Class B liquor license for The Finery Blacksmith to be located at 305 W Main Street, St. Charles (former The Copper Fox).
9. Recommendation to approve a proposal for Class A1 liquor license and tobacco license for Depot Liquor 2 to be located at 310 S Third Street (former St. Charles Mini-Mart).
10. Recommendation to approve a proposal for a standard Class B liquor license for Tiscareno Enterprises, Inc. d/b/a Gina's Subs & Pizza located at 2770 E Main Street (new owner).
11. Recommendation to approve proposals for nine new Massage Establishment licenses for the following business locations:
 - Shangri-La 2015 Dean Street, Ste. 7A
 - X-Sport Fitness 238 N Randall Road
 - Hong Da Spa 1550 E Main Street
 - Massage World 2460 W Main Street

- U-Spa 615 S Randall Road, Ste. 100
- Best Massage 2774 E Main Street
- Oriental Massage, Inc. 2075 Prairie Street
- Lotus Spa 1700 Lincoln Highway
- Spa Vargas Wellness 4051 E Main Street

12. Other Business.
13. Executive Session (5 ILCS 120/2 (c)(4)).
14. Adjournment.

4-1

**MINUTES
CITY OF ST. CHARLES, IL
LIQUOR CONTROL COMMISSION MEETING
MONDAY, MARCH 16, 2015**

1. Call to Order.

The meeting was convened by Liquor Commissioner Rogina at 4:30 p.m.

2. Roll Call

Members Present: Liquor Commissioner Rogina, Robert Gehm, Ald. Payleitner, Ald. Lewis, and Chuck Amenta

Absent:

Others Present: Mark Koenen, Atty. John McGuirk, Police Chief Keegan, and Tina Nilles

3. Motion to accept and place on file minutes of the Liquor Control Commission meeting held on February 17, 2015.

Motion by Mr. Gehm second by Ald. Amenta to accept and place on file minutes of the Liquor Control Commission meeting held on February 17, 2015 with requested amendment by Ald. Payleitner.

Ald. Payleitner: On page 7 change sentence to read "I think it's up to us, as a commission, to use our discretion to determine if a person needs alcohol to enhance their business."

Voice Vote: Ayes: Unanimous; Nays: None. Chrmn. Rogina did not vote as Chairman. **Motion carried.**

4. Discussion of a proposal for a Class B liquor license for Shima's Sushi to be located at 2400 E Main Street, St. Charles (former Sushi Yama Restaurant).

Chrmn. Rogina: The documents speak for themselves and I ask the owner to come forward.

Nobuo Kotake: I am representing for Mr. Tadashi who owns the restaurant in Campton Hills called Shima's Sushi who opened there 3 years ago. We found that a restaurant in St. Charles closed (Sushi Yama) and we are going forward to open Shima's Sushi there as well. It will be a family base restaurant very similar to the one in Campton Hills. I will be working the lunch crowd business and Mr. Tobashi will handle the dinner business. In the future, we are looking to expand our menu to pizza/hamburgers to cater to children who come in with family that do not want to eat sushi. It may give children a good experience to try something different while they have their pizza.

Chrmn. Rogina: I have eaten at Shima's Sushi at Campton Hills which is very good and am glad to have your business come to St. Charles.

Ald. Lewis: On his application he has marked he has done business in St. Charles – should that be corrected?

Chrmn. Rogina: Yes that will be corrected before moving onto committee as this current business is in Campton Hills.

Ald. Lewis: Do you have a holding bar in this restaurant?

Mr. Notake: It is just a small service bar.

Chief Keegan: Shima's Sushi's paperwork is in order and I visited the site in Campton Hills. That is a well-run establishment and I recommend moving this forward to committee.

Motion by Mr. Amenta, second by Ald. Payleitner to recommend a Class B liquor license for Shima's Sushi to be located at 2400 E Main Street, St. Charles (former Sushi Yama Restaurant) to go before committee/council.

Roll Call: Ayes: Gehm, Payleitner, Amenta, Lewis; Nays: None. Chrmn. Rogina did not vote as Chairman. **Motion carried.**

5. Discussion of a proposal for a Class B liquor license for Salsa Verde to be located at 1850 Lincoln Highway.

Mr. Arechiga and brother, 1850 Lincoln Highway, St. Charles: Our business has been here in the community for a year now and our clientele keeps asking when are we going to have margaritas and beer and that's what brings us here today. We want to add that option to our patrons. We are a very family oriented restaurant. We open at 11:00 a.m. and close at 9:00 p.m. daily.

Chrmn. Rogina: Again, another good restaurant here in St. Charles and recently won a Chamber Image Community Award.

Mr. Arechiga: Yes we are grateful for that and like being in St. Charles.

Chrmn. Rogina: As for the Class B liquor they are specifying they are interested in bottle beer and margaritas.

Ald. Lewis: My concern is that even though you want only beer and margaritas, you are going to get a full blown liquor license that is good until midnight. It covers all aspects of what you want to do and you have a drive-through window. We have one other establishment in town with a drive-through which is Portillo's and they sell only beer and they are a B license.

Tina: A Class B license allows a business to have a full range of alcohol, beer, and wine and it's that business choice to sell whatever they want.

Mr. Arechiga: We would like to have this license just to have that option. We don't have a bar in our restaurant. We want the option to sell beer and margaritas only and not complicate our menu with more.

Ald. Lewis: You are somewhat of a fast food restaurant, people come up and order, wait for their number and food to be called to pick up their order.

Mr. Arechiga: At our other locations it works that you order a margarita or a beer and serve it to them; very simple process.

Ald. Lewis: There has to be someone 21 years of age to serve?

Mr. Arechiga: Yes. We are family owned and all BASSET certified.

Ald. Lewis: Explain the operation of your Yorkville restaurant?

Mr. Arechiga: We've been open there since 2012. We are not a stand-alone building. We are located in a strip mall and don't have a drive-through. When a patron's food/drinks are ready, their number is called and they pick up their food at the counter window.

Chrmn. Rogina: You mentioned Portillo's and they have a B license – I'm intrigued by your concern since there is this precedent in St. Charles.

Ald. Lewis: I didn't vote on that one. I'm not business unfriendly and am not throwing businesses out of town. We've had other businesses recently who wanted to open liquor establishments with a drive-through and I've been firm on my resolve in saying no. I think this is going in the wrong direction that you have a drive-through and want a liquor license.

Chuck: How does this correlate in this situation with Portillo's? They're not selling alcohol through the drive-through.

Ald. Lewis: Right now you can't, but the more you allow it, the more establishments could come forward wanting this.

Chief Keegan: You cannot have an open container in a motor vehicle unless it's a taxi, limo or a recreation vehicle in the state of Illinois.

Chuck: I understand where you see a potential long term situation but I don't know that this establishment or Portillo's falls into that.

Ald. Lewis: I'm just not comfortable with those two factors.

Mr. Arechiga: We take every precaution, our staff is trained, and our margaritas and beer are stored in a separate refrigerator from the other standard beverages that we offer.

Tina: May I make suggestion that they could have their cash register at the drive-through window programmed that would disallow any ringing up of alcohol. This is done at grocery stores already where if you were to walk up to a register with alcohol during closing hours of sale of alcohol the register won't allow it to be rung until appropriate hours of operation and in this case for Salsa Verde they could have it programmed to never allowed alcohol to be rung up at the window cash register at any time of their business hours.

Motion by Ald. Payleitner, second by Mr. Gehm to recommend proposal for a Class B liquor license for Salsa Verde to be located at 1850 Lincoln Highway to go before committee/council.

Roll Call: Ayes: Gehm, Payleitner, Amenta; Nays: Lewis. Chrmn. Rogina did not vote as Chairman. **Motion carried.**

6. Discussion of a proposal for a Class B liquor license for Ram Restaurant Group Inc. d/b/a Abby's to be located at 11 N 3rd Street #2, St. Charles (former Thai Zie Restaurant).

Robert Mondt, Geneva, IL and James McCoy, Naperville, IL: We are looking to open up a breakfast place primarily with the hours of 7:30 a.m to 3:30 p.m. serving traditional American breakfast. We like to offer as part of that, liquor in the morning for the patrons that would be mostly Bloody Marys, Mimosas, and have some craft beers and wine as well for handcrafted cocktails.

Ald. Payleitner: I took the liberty of introducing myself before the meeting and they understood my concern was regarding a willy-nilly floor plan and lack of a business plan and they promise to provide these for the next round.

My other concern was that you can't serve liquor before 10:00 a.m. on Sundays and they are aware of that as well.

Chief Keegan: Alcohol service is allowed to be served at 7:00 a.m. Mondays-Saturdays and 10:00 a.m. on Sundays.

Chrmn. Rogina: And to clarify you will be closing in the afternoon around 3:30 p.m.

Mr. Mondt: Correct but there could be a special case, for instance, where schools do fundraisers and give 10% of their tab for meals purchased and we would possibly do pancakes for dinner and if an adult would want a beer, but we would be very limited hours.

Ald. Lewis: I know you are going to be a breakfast restaurant, but I was surprised to see the number of cocktails on your menu.

Mr. McCoy: We wanted to get away from the focus of just being a rum & coke and have something more to offer in pairing breakfast food items with beer and cocktails.

Ald. Lewis: You stated you wanted Bloody Marys and Mimosas. You have listed martinis, vodka, Irish whiskey base cocktails, etc. Do people really drink this at breakfast and lunch time?

Chrmn. Rogina: I patronized Gabby's before they closed and they had a full liquor bar. Corfu does as well. Those are two breakfast establishments. We don't have many breakfast establishments in our community.

Ald. Lewis: We've have some instances where a business comes before us with one thing and they change over to something else. I just wanted to make sure we have our ducks in a row here.

Chrmn. Rogina: They are clear on what they are proposing and the floor plan and business plan needs work before going on to the next committee.

Ald. Lewis: Do you have any plans to open up late night?

Mr. Mond: No.

Motion by Ald. Lewis, second by Mr. Amenta to recommend proposal for a Class B liquor license for Ram Restaurant Group Inc. d/b/a Abby's to be located at 11 N 3rd Street #2, St. Charles (former Thai Zie Restaurant) to go before committee/council.

Roll Call: Ayes: Gehm, Payleitner, Amenta, Lewis; Nays: None. Chrmn. Rogina did not vote as Chairman. **Motion carried.**

7. Recommendation to approve late night permits for Class B and C liquor licensees to remain open until 1:00 a.m. and 2:00 a.m.

Chief Keegan: This is a new concept that the City has taken on and we have 22 late night permit renewals for the next fiscal year; 15 of which are 2:00 a.m. and 7 are 1:00 a.m. We looked at our data over the last calendar year not only calls for service, but the types of calls for service. I preference my remarks by saying that we never want to send a message to our proprietors that they don't want to or shouldn't call us because there's a quota numbering system of how many times we go to their establishments. That being said, what I've seen in my short tender here as Chief Police is a definite willingness of the bar owners and establishments, especially in the downtown area, to work with us. I've seen that spirit of cooperation with the business and the police department.

Its' kind of tough to comb through police activity and really find a direct nexus where an incident stems from. It's pretty easy when you see things on site and there's a violation to be had; but a lot of times we might deal with something after the fact and it's tough to discern where an event took place. That being said that every time there has been an incident, there's been a willingness of the bar owners to try and work with us to try and prohibit that type of

behavior from happening again; albeit it could be an abatement plan or a violation to be had, we've done a lot of proactive measures here. I've had the Liquor Commission from the State here three times to conduct BASSET training and all events were very well attended and I've done a lot of outreach with the liquor establishments as well, and am pleased to make the recommendation that you, as a Liquor Commission move forward on this recommendation to go to committee than council for all the permit requests in front of you to be permitted to operate per their requests.

Robert: I appreciate all your hard work on this but with the ones that have multiple incidents, just being a proactive thing since this is the first time we are going through these late night permits, I was wondering if we could take a look at some of these businesses (Filling Station/Alibi with incidences) that we look at recommending a 1:00 a.m. permit; just throwing it out for discussion.

Chief Keegan: This is something you can entertain for discussion as a commission but that area, specifically, is a high foot traffic area where there is a lot of coming/goings on there and those are some of the more high volume bars for patrons so that's why you see more increase number of police incidents at those establishments.

Ald. Payleitner: Chief Keegan has more than proved himself as far as developing relationships with the businesses and I'm very comfortable and trust his discernment on this issue 100%. He's also proven on the other side that there's no free passes – if someone has to be called out, our Police Department has done that.

Ald. Lewis: I like where you're going Bob with the 1:00 a.m. I think at some point we can't, next year see this grow in numbers, but yet it still stays a 2:00 a.m. permit and we call in our problems. At some point when is it too much and when isn't it? I would like to see the number of incidents go down – not up simply because they called more times.

Chief Keegan: When I talk about a direct nexus to an establishment, it is tough to discern what is a direct nexus – 3rd and Cedar, for example. There's a couple of municipal parking lots there right behind the establishments. So often times these incidents are taken away from the licensed premise, but a patron might tell us there were at a particular establishment and so we tally an incident accordingly.

Talked of an example over the St. Pat's Parade weekend where some bar staff were dressed up in St. Patrick's attire that caused confusion of who were the bouncers and the establishments were asked to have their staff dress accordingly as staff security. All establishments were in complete compliance and did so. This is a positive example of establishment cooperation with the Police Department.

Ald. Lewis: How do these numbers compared to last year with the amount of incidents? Are these numbers up/down/same? Could we get this information?

Chuck: I trust your recommendation on this. I do think it's important to point out these double digits establishments in that high traffic area. I added these numbers up and it totals 49 which is less than one incident a week in a year.

Chrmn. Rogina: This body, as a whole, is certainly familiar with all the different citations to various establishments throughout the whole year – talking citations not incidents. We meted those punishments with your advice and consent. In more than one incident, during the course of the year, the punishment was a reduction for a period of time in the late night license in addition to fines, etc. If now, after we've already issued a punishment, is that double jeopardy? What do we tell a licensee after we've given them a punishment of say a month, for example, where that permit was reduced from 2:00 a.m. to 1:00 a.m.? Now we come along again and take it away for a whole year; when we have in our arsenal in moving forward the opportunity to say to a licensee "I'm taking away your permit for one month, 2 months, depending on the egregious of the offense.

Of these incidents that we are referring to, how many of these were the fault of bar vs. incidents where the bar was actually proactive in calling because they had a rowdy patron. When that happens, it raises in my mind a question of institutional control. I do know my predecessor closed down an establishment for losing institutional control and that's always an option we have as well when someone does that. I'm a big believer in precedence, past practices; and we've gone through this for a full year now, and I'm pleased, all things considered, and we can do better. We have a lot licensees in our downtown area that bring in revenue to our community. Will we tolerate bad behavior – no we won't and this has been articulated many times.

Chief Keegan: I look at every police report and incident. I'm responsible for that and rest assure if there's a liquor violation that is a nexus to a licensee, they will receive a warning letter, some intervention from my office and/or citation from this body. A lot of these might be incidents in nature, but they didn't rise to the level of citing or holding the licensee accountable. If that's the case, rest assure, we'll act on them.

Chrm. Rogina: Could we, per Ald. Lewis' request, bring it before the next committee the comparison of the two years.

Chief Keegan: Yes.

Motion by Ald. Payleitner, second by Mr. Gehm to recommend approval of late night permits for Class B and C liquor licensees to remain open until 1:00 a.m. and 2:00 a.m. and go before committee/council for approval.

Roll Call: Ayes: Gehm, Payleitner, Lewis, Amenta; Nays: None. Chrmn. Rogina did not vote as Chairman. **Motion carried.**

8. Other Business.

9. Executive Session (5 ILCS 120/2 (c)(4)).

10. Adjournment

Motion to adjourn by Mr. Gehm, second by Amenta to adjourn meeting at 5:17 p.m.

Voice Vote: Ayes: Unanimous; Nays: none. **Chrmn. Rogina** did not vote as Chairman.

Motion carried.

:tn



AGENDA ITEM EXECUTIVE SUMMARY

Title: Recommendation to Approve a Proposal for a Class D7 (non-for-profit) Liquor License for Steel Beam Theatre to be located at 111 W. Main Street, St. Charles

Presenter: Mayor Rogina

Please check appropriate box:

<input type="checkbox"/>	Government Operations	<input type="checkbox"/>	Government Services
<input type="checkbox"/>	Planning & Development	<input type="checkbox"/>	City Council
<input type="checkbox"/>	Public Hearing	<input checked="" type="checkbox"/>	Liquor Control Commission (5/18/15)

Estimated Cost:		Budgeted:	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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If NO, please explain how item will be funded:

Executive Summary:

This is a request for a new Class D7 (not for profit) liquor license for Steel Beam Theatre to be located at 111 W. Main Street, St. Charles. All paper work is in order and background checks are being completed by the Police Department as well as fingerprints have been taken and BASSET certifications are complete.

Liquor Control Commission recommends this application to go before the Council Committee for recommendation of approval to City Council.

Attachments: *(please list)*

Liquor License Application (front page)
Background Check

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve a proposal for a Class D7 (non-for-profit) Liquor License for Steel Beam Theatre to be located at 111 W. Main Street, St. Charles.

For office use only:	Agenda Item Number: #4
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#4

Date: _____
☒ New Application
☐ Renewal Application

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



City Retail Liquor Dealer License Application (rev. 12/13) Non-Refundable

Ordinance 5.08.050.A1 Application must be completed in full Incomplete applications will be rejected

Business Type: Circle one Individual Partnership Corporation Other NOT FOR PROFIT

Business Name STEEL BEAM THEATRE Sales Tax # E9944-7916-03

Business Address 111 W. MAIN ST. ST. CHARLES IL 60174 Business Phone # 630.587.8521

Contact Person DONNA STEELE Title EXEC. DIR. Phone # 630.587.8521

If Corporation, Corporate Name STEEL BEAM THEATRE COMPANY

Corporation Address 111 W. MAIN ST. ST. CHARLES IL 60174

Corporate Officers, plus Manager of Establishment, Officers must include President, Vice President, Secretary and Treasurer
Or Sole Proprietor

Have you had a business within the City of St. Charles under any other corporate name: Yes ☒ No
If yes, list address of business _____



Full Name, include Middle Initial DONNA C. STEELE Title Executive Director

Birth Date 2/2/52 Birthplace Chicago Driver's License # _____ Home Phone # _____



Full Name, include Middle Initial _____ Title _____

Birth Date _____ Birthplace _____ Driver's License # _____ Home Phone # _____

Home Address _____

Type of Establishment: () Package () Restaurant () Tavern () Hotel/Banquet/Arcade/Q-Center () Other Theatre

Check as Applicable to () Holding Bar [5.08.010-F] () Service Bar [5.08.010-O] ☒ Live Entertainment [5.08.010-H]
Type of Establishment: () Outside Dining [17.20.020-R]

Brief Business Plan Description based on type of establishment listed above:

We will offer beer & wine by the glass or bottle
at performances.

Initial: Liq Comm _____
Police Chief

Police Department



Memo

Date: 5/14/2015
To: The Honorable Ray Rogina, Mayor-Liquor Commissioner
From: James Keegan, Chief of Police
Re: Background Investigations-Liquor Establishments

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

As is customary procedure, a detective was assigned each of these investigations and reviewed both the site location and the corresponding applicants of these proposed liquor license applications.

We found nothing of a derogatory nature that would preclude either the site location or the applicants from moving forward with liquors sales and/or on-site consumption, subject to City Council approval.

Thank you in advance for your consideration in these matters.

Steel Beam (D7):	111 W. Main Street
E& S Fish Company (F1-BYOB)*:	311 N. 2 nd Street, Suite 103
Liu Brothers Bistro (F1-BYOB)*:	1554 E. Main Street
LaVita Cigars (F2-BYOB)*:	2015 Dean Street, Unit #4
The Finery (B):	305 W. Main Street
Depot Liquor (A1):	310 S. 3 rd Street
Gina's Subs (B):	2770 E. Main Street

The above mentioned BYOB establishments, although not recognized liquor licenses under the State Liquor Code, specially governs BYOB practices (bring your own beverage) within the City of St. Charles. The corresponding local licenses authorize the businesses, without State liquor licenses, to permit the consumption of alcohol on their premises relative to various stipulations codified within our liquor code.



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to Approve a Proposal for a Class F-1 BYOB Liquor License for E&S Fish Company to be located at 311 N. 2 nd Street, Suite 103, St. Charles
Presenter:	Chief Keegan

Please check appropriate box:

<input type="checkbox"/>	Government Operations	<input type="checkbox"/>	Government Services
<input type="checkbox"/>	Planning & Development	<input type="checkbox"/>	City Council
<input type="checkbox"/>	Public Hearing	<input checked="" type="checkbox"/>	Liquor Control Commission (5/18/15)

Estimated Cost:		Budgeted:	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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If NO, please explain how item will be funded:

Executive Summary:

This is a request for a new Class F-1 BYOB liquor license E&S Fish Company to be located at 311 N. 2nd Street, Suite 103, St. Charles. All paper work is in order and background checks are being completed by the Police Department as well as fingerprints have been taken and BASSET certifications are complete.

Liquor Control Commission recommends this application to go before the Council Committee for recommendation of approval to City Council.

Attachments: *(please list)*

Liquor License Application (front page)
Background Check
Menu

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve a proposal for a Class F-1 BYOB Liquor License for E&S Fish Company to be located at 311 N. 2nd Street, Suite 103, St. Charles.

For office use only:	Agenda Item Number: #5
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415

Date: _____
() New Application
() Renewal Application

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



City Retail Liquor Dealer License Application (rev. 12/13) Non-Refundable

Ordinance 5.08.050.A1

Application must be completed in full

Incomplete applications will be rejected

Business Type: Circle one Individual Partnership Corporation Other _____

Business Name E & S Fish Company, Inc. Sales Tax # 4002-4741

Business Address 311 N. 2nd St. Ste 103 Business Phone # 630 4440168

Contact Person Ernesto Candia Title Owner Phone # 847 826 0307

If Corporation, Corporate Name E & S Fish Company, Inc.

Corporation Address Same (F-1)

Corporate Officers, plus Manager of Establishment, Officers must include President, Vice President, Secretary and Treasurer Or Sole Proprietor

Have you had a business within the City of St. Charles under any other corporate name: Yes ☐ No ☒
If yes, list address of business _____

Full Name, include Middle Initial Ernesto D. Candia Title Owner

Birth Date 11-7-74 Birthplace Mexico Driver's License # [REDACTED] Home Phone # [REDACTED]

Home Address [REDACTED]

Full Name, include Middle Initial _____ Title _____

Birth Date _____ Birthplace _____ Driver's License # _____ Home Phone # _____

Home Address _____

Full Name, include Middle Initial _____ Title _____

Birth Date _____ Birthplace _____ Driver's License # _____ Home Phone # _____

Home Address _____

Type of Establishment: () Package () Restaurant () Tavern () Hotel/Banquet/Arcade/Q-Center ☒ Other Retail + Cafe

Check as Applicable to () Holding Bar [5.08.010-F] () Service Bar [5.08.010-O] () Live Entertainment [5.08.010-H]
Type of Establishment: () Outside Dining [17.20.020-R]

Brief Business Plan Description based on type of establishment listed above:

Seafood Retail + Cooking Lunch MON-SAT
and dinner Fri-Sat and Tue as well as
Carryouts

Initial: Liq Comm _____
Police Chief _____

Police Department



Memo

Date: 5/14/2015
To: The Honorable Ray Rogina, Mayor-Liquor Commissioner
From: James Keegan, Chief of Police
Re: Background Investigations-Liquor Establishments

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The Finery (B):	305 W. Main Street
Depot Liquor (A1):	310 S. 3 rd Street
Gina's Subs (B):	2770 E. Main Street

* The above mentioned BYOB establishments, although not recognized liquor licenses under the State Liquor Code, specially governs BYOB practices (bring your own beverage) within the City of St. Charles. The corresponding local licenses authorize the businesses, without State liquor licenses, to permit the consumption of alcohol on their premises relative to various stipulations codified within our liquor code.

DIAMOND FRESH SEAFOOD CAFE
Quality Seafood, Quality Service

WEEKEND B.Y.O.B. DINNER

APPETIZER'S

SHRIMP CAKE, LEMON CREAM SAUCE. \$ 8.95

BLACKENED SEA SCALLOPS, RED SAUCE 8.95

HOUSE SALAD OR SOUP INCLUDED WITH ENTREE

HOUSE SALAD, FRESH GREENS AND VEGETABLES, OVEN ROASTED ALMONDS, CRUMBLED BACON, CROUTONS, AND CHOICE OF DRESSING (BLUE CHEESE, BALSAMIC AND OLIVE OIL, RASPBERRY, RANCH, ITALIAN DRESSING)

OR

RED SEAFOOD CHOWDER

FISH HOUSE FEATURES

YELLOW FIN TUNA OR RED GROUPER, PAN-SEARED, HOMEMADE APPLE COMPOTE, AND GRILLED ASPARAGUS. MANGO WASABI SAUCE. \$ 23.95

RASPBERRY WILD SALMON, SERVED OVER TENDER FRENCH BEANS, DRIZZLED WITH RASPBERRY VINAIGRETTE. \$ 22.95

PACIFIC HALIBUT AND BAKED MANGO, SAUTEED VEGETABLES AND, LEMON SAUCE, \$ 23.95

WALLEYE, SAUTEED, RED MASHED POTATO, GRILLED ASPARAGUS AND GARLIC SAUCE, \$ 22.95

OPEN FOR DINNER FRIDAY AND SATURDAY'S 6 p.m. TO 8 p.m. B.Y.O.B.

OPEN FOR LUNCH MON-SAT. 11 a.m. To 2 p.m.

311 NORTH 2nd STREET * ST. CHARLES * ILLINOIS * (630) 444-0168



AGENDA ITEM EXECUTIVE SUMMARY

Title: Recommendation to Approve a Proposal for a Class F-1 BYOB Liquor License for Liu Brothers Bistro to be located at 1554 E Main Street, St. Charles

Presenter: Chief Keegan

Please check appropriate box:

<input type="checkbox"/>	Government Operations	<input type="checkbox"/>	Government Services
<input type="checkbox"/>	Planning & Development	<input type="checkbox"/>	City Council
<input type="checkbox"/>	Public Hearing	<input checked="" type="checkbox"/>	Liquor Control Commission (5/18/15)

Estimated Cost:		Budgeted:	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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If NO, please explain how item will be funded:

Executive Summary:

This is a request for a new Class F-1 BYOB liquor license Liu Brothers Bistro to be located at 1554 E Main Street, St. Charles. All paper work is in order and background checks are being completed by the Police Department as well as fingerprints have been taken and BASSET certifications are complete.

Liquor Control Commission recommends this application to go before the Council Committee for recommendation of approval to City Council.

Attachments: *(please list)*

Liquor License Application (front page)
Background Check
Menu

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve a proposal for a Class F-1 BYOB Liquor License for Liu Brothers Bistro to be located 1554 E Main Street, St. Charles.

For office use only:	Agenda Item Number: #6
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Date: _____
☒ New Application
☐ Renewal Application

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



City Retail Liquor Dealer License Application (rev. 12/13) Non-Refundable

Ordinance 5.08.050.A1 Application must be completed in full Incomplete applications will be rejected

Business Type: Circle one Individual Partnership Corporation Other ~~F-1 B7EB~~

Business Name LU BROTHERS BISTRO Sales Tax # 4128-4968

Business Address 1554 E. MAIN ST. ST. CHARLES IL 60174 Business Phone # 630-797-5155

Contact Person ROBERT K HAWKINS Title CO-OWNER Phone # 702-290-7910

If Corporation, Corporate Name LU BROTHERS BISTROS LLC

Corporation Address 1554 E. MAIN ST. ST. CHARLES IL 60174 (F-1)

Corporate Officers, plus Manager of Establishment, Officers must include President, Vice President, Secretary and Treasurer Or Sole Proprietor

Have you had a business within the City of St. Charles under any other corporate name: Yes ☐ No ☒
If yes, list address of business _____

Full Name, include Middle Initial ROBERT K HAWKINS Title CO-OWNER

Birth Date 11-22-65 Birthplace ST. CHARLES Driver's License # _____ Home Phone # _____

Home Address _____

Full Name, include Middle Initial _____ Title _____

Birth Date _____ Birthplace _____ Driver's License # _____ Home Phone # _____

Home Address _____

Full Name, include Middle Initial _____ Title _____

Birth Date _____ Birthplace _____ Driver's License # _____ Home Phone # _____

Home Address _____

Type of Establishment: () Package ☒ Restaurant () Tavern () Hotel/Banquet/
Arcada/Q-Center () Other _____

Check as Applicable to () Holding Bar [5.08.010-F] () Service Bar [5.08.010-O] () Live Entertainment [5.08.010-H]
Type of Establishment: () Outside Dining [17.20.020-R]

Brief Business Plan Description based on type of establishment listed above:

Asian food restaurant (family oriented) both
dine-in and take out. Allow patrons to
bring in their own wine and/or beer to have
with their meal.

Initial: Liq Comm _____

Police Chief _____

Police Department



Memo

Date: 5/14/2015
To: The Honorable Ray Rogina, Mayor-Liquor Commissioner
From: James Keegan, Chief of Police
Re: Background Investigations-Liquor Establishments

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

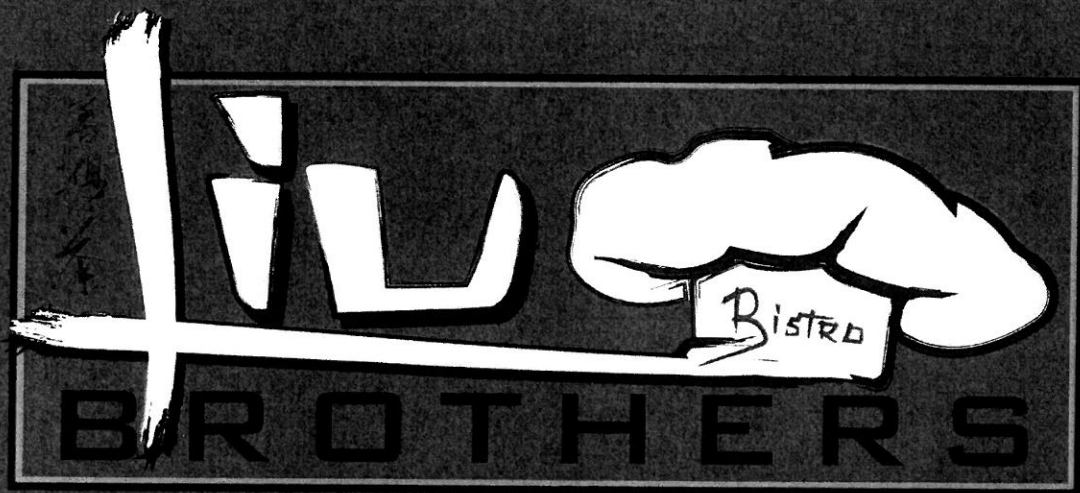
As is customary procedure, a detective was assigned each of these investigations and reviewed both the site location and the corresponding applicants of these proposed liquor license applications.

We found nothing of a derogatory nature that would preclude either the site location or the applicants from moving forward with liquors sales and/or on-site consumption, subject to City Council approval.

Thank you in advance for your consideration in these matters.

Steel Beam (D7):	111 W. Main Street
E& S Fish Company (F1-BYOB)*:	311 N. 2 nd Street, Suite 103
Liu Brothers Bistro (F1-BYOB)*:	1554 E. Main Street
LaVita Cigars (F2-BYOB)*:	2015 Dean Street, Unit #4
The Finery (B):	305 W. Main Street
Depot Liquor (A1):	310 S. 3 rd Street
Gina's Subs (B):	2770 E. Main Street

* The above mentioned BYOB establishments, although not recognized liquor licenses under the State Liquor Code, specially governs BYOB practices (bring your own beverage) within the City of St. Charles. The corresponding local licenses authorize the businesses, without State liquor licenses, to permit the consumption of alcohol on their premises relative to various stipulations codified within our liquor code.



APPETIZERS

POT STICKERS 6PC GROUND PORK WITH VEGETABLES	4.95
FRIED EGG ROLLS VEGETABLE	2.95
FRESH SHRIMP SPRING ROLLS 2 PC	4.95
PEPPER & SALT CALAMARI	4.95
FRIED CHICKEN WINGS 4 PC	3.95
CRAB RANGOON 4 PC	2.95
MIXED CHICKEN LETTUCE WRAPS 2 PC	4.95
BACON & VEGETABLE SKEWERS 4 PC	3.95

SOUPS & SALADS

WON TON SOUP	3.95
VEGETABLE BEEF SOUP	4.95
HOT & SOUR SOUP	2.95
SEAFOOD & SIZZLING RICE SOUP	5.95
CHICKEN SALAD	6.95
ROASTED WHITE MEAT CHICKEN OVER MIXED GREENS WITH OUR LEMON GRASS DRESSING	
TUNA SALAD	8.95
LIGHT PAN-FRIED TUNA OVER MIXED GREENS WITH OUR LEMON GRASS DRESSING	

LIU BROTHERS NOODLE SOUP MEALS

BBQ PORK & NOODLE	7.95
SLOW ROASTED PORK, VEGETABLES, SWEET CORN & BOILED EGG IN OUR HOMEMADE BROTH	
CHICKEN NOODLE	7.95
ROASTED WHITE MEAT CHICKEN WITH VEGETABLES, FRESH CILANTRO & GREEN ONIONS	
BEEF NOODLE	8.95
SLOW COOKED CUBED BEEF, VEGETABLES, FRESH CILANTRO & GREEN ONIONS IN OUR BROWN BROTH	
SEAFOOD NOODLE	10.95
JUMBO SHRIMP, SCALLOPS, MUSCLES, VEGETABLES & SWEET CORN IN OUR HOMEMADE BROTH	
VEGGIE NOODLE	6.95
MIXED VEGETABLE IN OUR CLEAR BROTH	

LIU BROTHERS
SPECIALTY ENTREES

BASIL CHICKEN	9.95
ORANGE BEEF	10.95
HONEY GLAZED WALNUT SHRIMP	11.95
PEPPER & SALT SHRIMP	11.95
SHRIMP WITH BLACK BEAN SAUCE	11.95
PEPPER & SALT FISH	11.95
SWEET & SOUR FISH	11.95
HOMESTYLE FISH WITH BROWN SAUCE	11.95
GARLIC SCALLOPS	13.95
PAN FRIED SEA BASS	14.95
HOME STYLE BABY BACK RIBS	8.95

LIU BROTHERS
TRADITIONAL FAVORITES

SESAME CHICKEN	9.95
ORANGE CHICKEN	9.95
SWEET & SOUR CHICKEN	9.95
CHICKEN WITH BLACK BEAN SAUCE	9.95
MONGOLIAN CHICKEN	9.95
MONGOLIAN BEEF	9.95
SWEET & SOUR SHRIMP	11.95

VEGETABLE ENTREES

TOFU WITH SZECHWAN SAUCE	7.95
DRY COOKED STRING BEANS	7.95
SAUTEED SPINACH	6.95
GARLIC BABY BOK CHOY	6.95
SZECHWAN EGG PLANT	7.95

RICE & CHOWMEIN

CHICKEN	6.95
BEEF	6.95
SHRIMP	7.95
HOUSE COMBINATION	8.95

LUNCH MENU

11AM-2PM

ALL LUNCH ENTREES INCLUDE STEAMED RICE AND YOUR CHOICE OF OUR
FRIED EGGROLL OR A CRAB RANGOON

SESAME CHICKEN	6.95
ORANGE CHICKEN	6.95
SWEET & SOUR CHICKEN	6.95
CHICKEN WITH BLACK BEAN SAUCE	6.95
SESAME CHICKEN	6.95
KUNG PAO CHICKEN	6.95
MONGOLIAN CHICKEN OR BEEF	6.95
SHRIMP WITH SNOW PEAS	7.95
SZECHWAN SHRIMP	7.95
MONGOLIAN SHRIMP	7.95

BEVERAGES

COKE PRODUCTS, INCLUDING FREE REFILLS	2.25
ASSORTED CHINESE TEA	1.25

LIU BROTHERS BISTRO USES ALL FRESH INGREDIENTS AND ABSOLUTELY NO MSG.



1554 EAST MAIN STREET
ST. CHARLES, IL 60174



ST. CHARLES
S I N C E 1 8 3 4

AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to Approve a Proposal for a Class F-2 BYOB Liquor License and Tobacco License for La Vita Cigar, Inc. to be located at 2015 Dean Street, Unit 4, St. Charles
Presenter:	Chief Keegan

Please check appropriate box:

<input type="checkbox"/>	Government Operations	<input type="checkbox"/>	Government Services
<input type="checkbox"/>	Planning & Development	<input type="checkbox"/>	City Council
<input type="checkbox"/>	Public Hearing	X	Liquor Control Commission (5/18/15)

Estimated Cost:		Budgeted:	YES		NO	
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If NO, please explain how item will be funded:

Executive Summary:

This is a request for a new Class F-2 BYOB liquor license and tobacco license La Vita Cigar, Inc. located at 2015 Dean Street, Unit 4, St. Charles. The owners are not requesting a late night permit. All paper work is in order and background checks are being completed by the Police Department as well as fingerprints have been taken and BASSET certifications are complete.

Liquor Control Commission recommends this application to go before the Council Committee for recommendation of approval to City Council.

Attachments: *(please list)*

Liquor License Application (front page)
Background Check

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve a proposal for a Class F-2 BYOB Liquor License and Tobacco License for La Vita Cigar, Inc. located 2015 Dean Street, Unit 4, St. Charles.

For office use only:	Agenda Item Number: #7
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7

3/24/2015
x

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



City Retail Liquor Dealer License Application (rev. 12/13) Non-Returning

License 5.08.050-A1 Application must be completed in full Incomplete applications will be rejected

Business Type Circle one Individual Partnership Corporation Other FEIN # 20-0604130

Business Name La Vita Cigars Sales Tax # _____

Business Address 2015 Dean Street unit #4 Business Phone # 630 513-7799

Contact Person Joey Bastone Title Owner Phone # 630 918 9740

Corporation Corporate Name La Vita Cigar, Inc.

Corporation Address 2015 Dean St. Unit #4 St. Charles, IL 60174

Corporate Officers, plus Manager of Establishment, Officers must include President, Vice President, Secretary and Treasurer

1. Sole Proprietor

Have you had a business within the City of St. Charles under any other corporate name: Yes No

List address of business Cigar Works, Inc.

Name, include Middle Initial Joey C. Bastone Title President

Date 8/14/62 Birthplace Chicago Driver's License # [REDACTED] Phone # [REDACTED]

Address [REDACTED]

Name, include Middle Initial _____ Title _____

Date _____ Birthplace _____ Driver's License # _____ Home Phone # _____

Address _____

Name, include Middle Initial Andrew Gorlewski Title Manager

Date 7/25/88 Birthplace _____ Driver's License # _____ Home Phone # _____

Address _____

Use of Establishment: () Package () Restaurant () Tavern () Hotel/Banquet/Arcade/Q-Center (x) Other Social Club

License Applicable to () Holding Bar [5.08.010-F] () Service Bar [5.08.010-O] () Live Entertainment [5.08.010-H]

Use of Establishment: () Outside Dining [17.20.020-R]

Business Plan Description based on type of establishment listed above:

La Vita Cigars offers a wide variety of cigars for the cigar enthusiast. In combination with a extensive smoking lounge, we offer a comfortable, relaxing environment to enjoy a cigar in. Offering BYOB in our store intensifies the cigar experience and completes the social aspect of our store.

Initial: Liq Comm _____
Police Chief _____

Police Department



Memo

Date: 5/14/2015
To: The Honorable Ray Rogina, Mayor-Liquor Commissioner
From: James Keegan, Chief of Police
Re: Background Investigations-Liquor Establishments

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

As is customary procedure, a detective was assigned each of these investigations and reviewed both the site location and the corresponding applicants of these proposed liquor license applications.

We found nothing of a derogatory nature that would preclude either the site location or the applicants from moving forward with liquors sales and/or on-site consumption, subject to City Council approval.

Thank you in advance for your consideration in these matters.

Steel Beam (D7):	111 W. Main Street
E& S Fish Company (F1-BYOB)*:	311 N. 2 nd Street, Suite 103
Liu Brothers Bistro (F1-BYOB*:	1554 E. Main Street
LaVita Cigars (F2-BYOB)*:	2015 Dean Street, Unit #4
The Finery (B):	305 W. Main Street
Depot Liquor (A1):	310 S. 3 rd Street
Gina's Subs (B):	2770 E. Main Street

✱ The above mentioned BYOB establishments, although not recognized liquor licenses under the State Liquor Code, specially governs BYOB practices (bring your own beverage) within the City of St. Charles. The corresponding local licenses authorize the businesses, without State liquor licenses, to permit the consumption of alcohol on their premises relative to various stipulations codified within our liquor code.



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to Approve a Proposal for a Class B Liquor License for The Finery & Blacksmith Bar to be located at 305 W. Main Street, St. Charles (former Copper Fox Restaurant)
Presenter:	Chief Keegan

Please check appropriate box:

<input type="checkbox"/>	Government Operations	<input type="checkbox"/>	Government Services
<input type="checkbox"/>	Planning & Development	<input type="checkbox"/>	City Council
<input type="checkbox"/>	Public Hearing	<input checked="" type="checkbox"/>	Liquor Control Commission (5/18/15)

Estimated Cost:		Budgeted:	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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If NO, please explain how item will be funded:

Executive Summary:

This is a request for a new Class B liquor license for The Finery & Blacksmith Bar (former Copper Fox Restaurant) to be located at 305 W. Main Street, St. Charles. The owners are not requesting a late night permit. All paper work is in order and background checks are being completed by the Police Department as well as fingerprints have been taken and BASSET certifications are complete.

Liquor Control Commission recommends this application to go before the Council Committee for recommendation of approval to City Council.

Attachments: *(please list)*

Liquor License Application (front page)
Background Check
Site Plan and Business Plan
Menu

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve a proposal for a Class B Liquor License for The Finery & Blacksmith Bar to be located at 305 W. Main Street, St. Charles (former Copper Fox Restaurant).

For office use only:

Agenda Item Number: #8

#8

Date: _____
() New Application
() Renewal Application

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



City Retail Liquor Dealer License Application (rev. 12/13) Non-Refundable

Ordinance 5.08.050.A1 **Application must be completed in full** **Incomplete applications will be rejected**

Business Type: Circle one Individual Partnership Corporation Other _____

Business Name The Finery & blacksmith Bar Sales Tax # 47-3126441

Business Address 305 W. Main St, Saint Charles, IL 60174 Business Phone # _____

Contact Person David Reyes Title Executive Officer Phone # 630-815-1887

If Corporation, Corporate Name Haute Concepts LLC

Corporation Address 28W 724 Forest Ave, West Chicago, IL 60185

Corporate Officers, plus Manager of Establishment, Officers must include President, Vice President, Secretary and Treasurer Or Sole Proprietor

Have you had a business within the City of St. Charles under any other corporate name: Yes No

If yes, list address of business _____

Full Name, include Middle Initial Juliette Reyes, C. Title Executive Officer

Birth Date 08/24/1984 Birthplace Chicago, IL Driver's License _____ Home Phone # _____

Home Address _____

Full Name, include Middle Initial David Reyes Title Executive Officer

Birth Date 12/30/1981 Birthplace Chicago, IL Driver's License _____ Home Phone # _____

Home Address _____

Full Name, include Middle Initial _____ Title _____

Birth Date _____ Birthplace _____ Driver's License # _____ Home Phone # _____

Home Address _____

Type of Establishment: () Package X Restaurant () Tavern () Hotel/Banquet/ () Other _____
Arcada/Q-Center

Check as Applicable to () Holding Bar [5.08.010-F] () Service Bar [5.08.010-O] () Live Entertainment [5.08.010-H]
Type of Establishment: () Outside Dining [17.20.020-R]

Brief Business Plan Description based on type of establishment listed above:
New American Bistro, Food focused, approachable price point. Small bar -
10-12 seats. Local craft beer and whiskey list. Small wine list.

Initial: Liq Comm _____
Police Chief _____

Police Department



Memo

Date: 5/14/2015
To: The Honorable Ray Rogina, Mayor-Liquor Commissioner
From: James Keegan, Chief of Police
Re: Background Investigations-Liquor Establishments

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

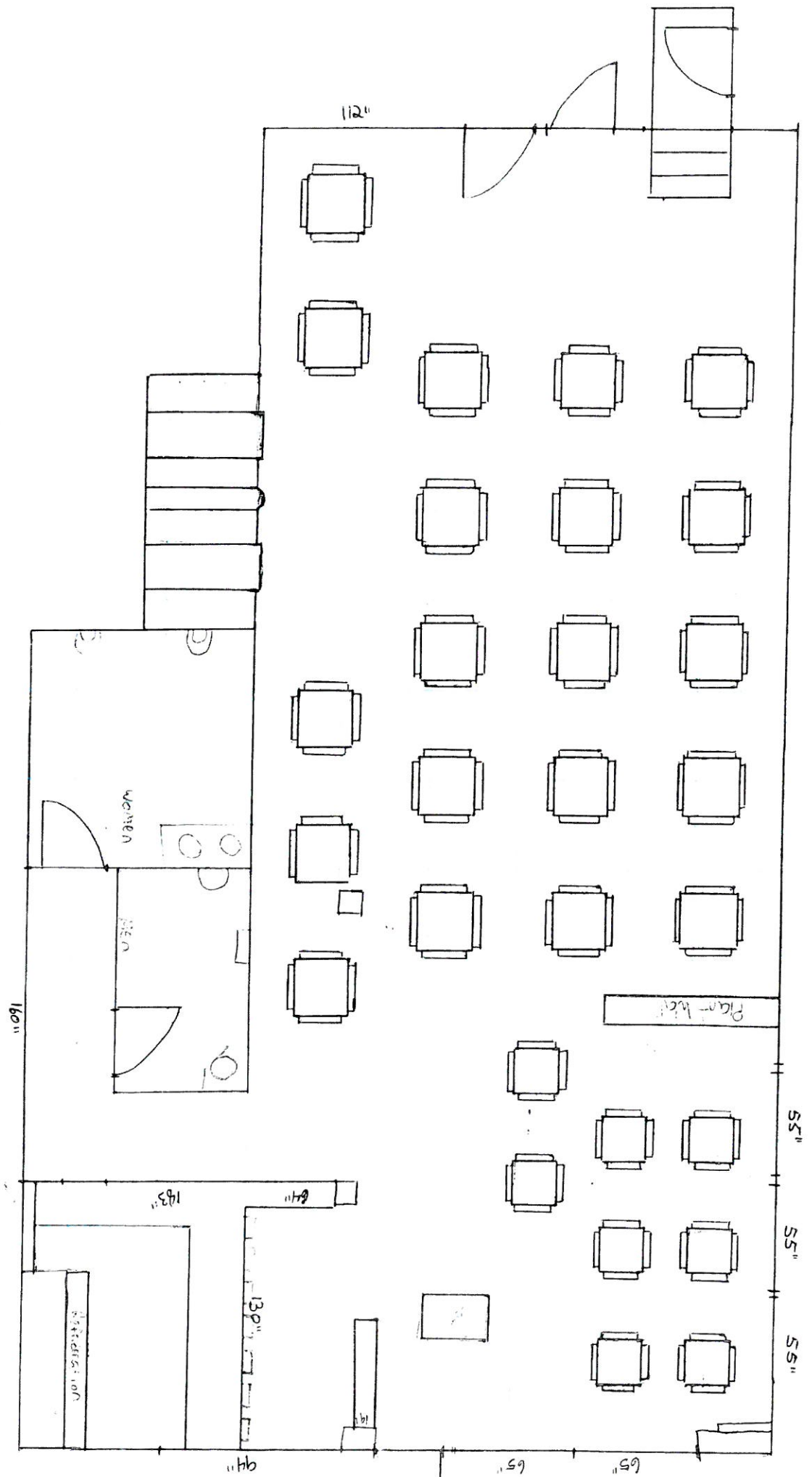
As is customary procedure, a detective was assigned each of these investigations and reviewed both the site location and the corresponding applicants of these proposed liquor license applications.

We found nothing of a derogatory nature that would preclude either the site location or the applicants from moving forward with liquors sales and/or on-site consumption, subject to City Council approval.

Thank you in advance for your consideration in these matters.

Steel Beam (D7):	111 W. Main Street
E& S Fish Company (F1-BYOB)*:	311 N. 2 nd Street, Suite 103
Liu Brothers Bistro (F1-BYOB)*:	1554 E. Main Street
LaVita Cigars (F2-BYOB)*:	2015 Dean Street, Unit #4
The Finery (B):	305 W. Main Street
Depot Liquor (A1):	310 S. 3 rd Street
Gina's Subs (B):	2770 E. Main Street

* The above mentioned BYOB establishments, although not recognized liquor licenses under the State Liquor Code, specially governs BYOB practices (bring your own beverage) within the City of St. Charles. The corresponding local licenses authorize the businesses, without State liquor licenses, to permit the consumption of alcohol on their premises relative to various stipulations codified within our liquor code.



The Finery
&
Blacksmith Bar

Business Plan

1.0 Executive Summary

The Finery is a new restaurant that serves gourmet yet approachable contemporary American fare with global influences. Strategically located in downtown Saint Charles, IL, The Finery will quickly become the premier dinner (and Brunch on weekends) destination downtown, serving locals and visitors alike. The Finery will attract 15% new customers each year after the first year and attain profitability by the beginning of the second year.

Keys to Success

The Finery has identified three keys that will be instrumental in its success. The first will be design and implementation of strict financial controls, which prove to be important in a high-risk industry such as restaurants. Our second key is the high-quality, fresh and seasonal food, which clearly helps us stand out from the competition. The last key is the need to ensure proper visibility. This is where location becomes extremely important. The Finery must have an effective, targeted marketing campaign to support the opening of the store in order to ensure a successful business.

Food

The Finery will offer the community an exciting menu of fun and seasonal gourmet takes on American regional cuisine. The chefs' international training and artillery of techniques will ensure the food stands out from the competition. Most of our menu items will be made from scratch, and those that are not will be sourced from reputable gourmet vendors. Some examples of menu items are "*handmade orciotti pasta with sweet green pea pesto and suckling pig*" or "*pan-seared local red trout with almond puree and preserved lemon*." We will be a place for young professionals, established community members, and families to enjoy a "Not-so-average-meal" at an extremely fair price.

Management

The Finery will be led by David Reyes, a veteran of the restaurant industry who has opened over 30 restaurants for corporations in his career and specializes in minimizing risk. Juliette Reyes, also a chef by trade, has experience in creative menu building and single unit operations. She brings 9+ years of restaurant experience to this endeavor and is well versed in customer service and restaurant operations.

Through a combination of extensive business experience, valuable academic course work, and the award of a starter loan in addition to personal funds, David and Juliette will develop a profitable niche American restaurant. Modest sales forecast for year one, two and three are \$352,585, \$933,768, and \$1,027,144 respectively.

1.1 Mission

It is The Finery's mission to offer the finest seasonal ingredients represented in a flavorful and honest fashion. We aspire to be the premier example of gourmet yet approachable American fare in Saint Charles and the surrounding towns. The Finery will offer exceptional customer service that is inviting and sincere. We will not let any of our valuable guests leave unsatisfied.

1.2 Keys to Success

- Employ strict financial controls. This is extremely important in a retail food establishment.
- Offer gourmet yet approachable food with great spirits, craft beer, excellent wine, and an inviting ambiance.
- Ensure sufficient visibility. A strong location and marketing campaign required.

1.3 Objectives

- To become the premier contemporary American restaurant in the western suburbs of Chicago.
- To continually draw customers for dinner (and brunch on weekends) at a rate of 15% new customers per year after the first year.
- To become profitable by the first quarter of the second year.

2.0 Company Summary

The Finery is a name registered by Haute Concepts L.L.C. It was formed by David Reyes and Juliette Reyes in 2015 for the purpose of concepting a creative restaurant where their talents could shine.

2.1 Start-up Summary

As a start-up organization, The Finery will require a certain amount of equipment to begin operations. The following is an estimate of the needed equipment:

- Cash register;
- Computer system, including P.O.S., printers, Internet connection;
- Blender/food processor;
- Assorted knives, cutting boards, cooking utensils
- Pots, pans
- Serving dishes, silverware, food containers, glasses, cups;
- Shelving units;
- Tables, chairs, and other table accessories;
- Lighting units;
- Coffee and espresso maker/Ice Tea Maker (these items are subsidized by the coffee vendor who sells the coffee/espresso beans)

Table: Start-up Funding

Pre-opening cost	
Construction/Remodeling	
New Signs	\$1,500.00
New Windows/door	\$8,000.00
Paint and supplies	\$300.00
New Ceiling	\$3,000.00
Light Fixtures	\$2,000.00
Decor	\$800.00
Tile Wall	\$300.00
Wall Paper	\$500.00
Bathrooms	\$2,000.00
Bar	\$2,000.00
Opening Supplies/Initial Orders	
Initial FOH Supplies	\$1,500.00
Initial Janitorial Supplies	\$250.00
Initial Food	\$2,200.00
Initial n/a bev	\$350.00
Initial beer order	\$1,800.00
Initial wine order	\$700.00
Initial liquor order	\$3,000.00
office supplies	\$200.00
Print/Stationary	\$200.00
Restaurant Equipment	
POS Hardware	\$2,000.00
Tables and Chairs/bench	\$3,500.00
Glassware	\$1,100.00
Plate and silverware	\$6,000.00
Kitchen Small Wares	\$2,200.00
Large Kitchen Equipment	\$2,500.00
Facilities	
Deposits for utilities	\$500.00
Fees/Permits/Licenses	\$2,000.00
First Months Rent&Taxes + Down Payment	\$19,156.00
Total Start-up Funding Needed	\$69,556.00

2.2 Company Ownership

The Finery is a DBA for Haute Concepts, which has been formed as a limited liability company in Illinois. The L.L.C. business formation has been chosen as a way of limiting personal liability while avoiding double taxation associated with a traditional corporation.

3.0 Services

The Finery is a downtown Saint Charles based restaurant serving gourmet contemporary American fare: dinner, Tuesday – Sunday 4:30PM to 9PM (10PM Fridays and Saturdays) and Brunch Saturday and Sunday mornings from 10AM – 3PM. This gourmet approach has been chosen for several reasons. The first is the notable success of similar concepts around the country. The second is the lack of such a concept in the growing Saint Charles area. The food we serve will be different, yet approachable, and unique to the community. We will have a fun spirit, beer, and wine list which will pair perfectly with our menu items.

4.0 Market Analysis Summary

The Finery will be serving the Saint Charles dinner crowd, with Brunch offered Saturday and Sunday mornings. Two distinct market segments will be targeted: young professionals and established community members with disposable income. The young professionals will be attracted by The Finery's trendy and gourmet menu and will appreciate the selection and change from the more traditional offerings currently available on Main Street. The established community members will be attracted to the gourmet menu as well as the close proximity to their homes. They will appreciate the availability of our high-quality menu without having to drive to Chicago. Main Street has been chosen in Saint Charles because of the recent renaissance of the downtown area and we believe that success breeds more success. The competitive environment that The Finery faces is not extremely stiff. Most of the dinner offerings in the area can be categorized as traditional American, or ethnic fare. We believe that Saint Charles is ripe with young, trendy professionals who are looking for a break from the ordinary, and a fun place to gather with friends, family, and co-workers.

4.1 Market Segmentation

The Finery has segmented the market into two distinct categories:

Young Professionals:

Most of the members in this group have some degree of secondary education and are primarily from the ages of 22-35. These people are looking for a unique place to eat without having to travel to the city of Chicago. Many of them come to Saint Charles from the surrounding towns for employment and entertainment. Demographic data and behavioral traits for this group are as follows:

- Ages 22-35
- 18% of the residential population falls in the age group
- 60% of the employees in Saint Charles fall in this age group
- Average income is between \$50k-72K per capita

Established Community Members

This group lives and works in Saint Charles and have families with children. These people are looking for an option close to their homes which has sophistication that mom and dad can enjoy. This group also has significant disposable income and is accustomed to eating out on a regular basis.

- Ages 35-60
- 38.2% of residents of Saint Charles fall into this age group
- Average income is between \$65k-100k

Between these two groups, our target spans approximately 60% of the population of Saint Charles.

4.2 Target Market Segment Strategy

The two different market segments that The Finery will be going after are distinct enough that there will be two different marketing campaigns, one for each group. This is necessary because the two groups respond to different forms of communication. Young Professionals look for gathering places after work (i.e. happy hour) and entertainments spots on the weekends. This group is heavy into social media and this will be the primary marketing effort to reach them. This includes a Facebook page, Twitter account, email updates, and a loyalty program that can be tracked through a smartphone app.

The established community members can be reached through different sources of communication. These are people who primarily live in the area and can be reached through more traditional publications such as the local magazine and newspaper. We also plan to reach them through participating in local festivals. Many of the people in this group like supporting local business. We believe that the same loyalty program we use for our first population segment will also be well accepted by these families.

4.3 Service Business Analysis

The Finery exists within the general restaurant industry. There are many different categories within the restaurant industry. The Finery fits between three different niches within the industry: gourmet dining, casual dining, and casual bar. Our concept fits within the casual segment primarily due to our comfortable ambiance and approachable pricing. Our bar will be a major contributor to our overall appeal, with fun and crafty spirits, wines and beers, as well as must-have staples. The selection will be chosen to pair with our menu items. Our quality of food and creativity with ingredients will be another key factor that will keep us competitive within the market. This is where we will fit into the gourmet niche.

4.3.1 Competition and Buying Patterns

The Finery's competition exists in these forms:

- **Gourmet Dining:** Higher end ingredients and exceptional customer service describe this category of restaurants. Well planned beer, wine, and sprits are also a part of the gourmet dining experience. Guests might feel the need to dress up when planning a visit to these establishments. This category includes Harvest restaurant in the Pheasant Run resort as well as Shakou Sushi across the street from our desired location.
- **Casual Dining:** Traditional ingredients and a laid back atmosphere are the staples of casual dining. Affordable prices are also a must. There are many casual dining places in St. Charles, which include ROX City Grill, The Office, Top Table, Wok n' Fire, E&S Seafood, and Charlie Fox's.
- **Casual Bar:** With a main focus on the drinks and a smaller food menu, this category has inexpensive prices and a very easygoing ambience. The drink menu may be peppered with a few craft beers and a signature cocktail, but larger brews are the mainstay. In Saint Charles, this includes Beehive Tavern, Ally 64, The Filling Station, Pub 222, and McNally's.
- **Italian Restaurants:** Most of the Italian restaurants in Saint Charles are casual. The most popular include ZaZa's, Francesca's, Isacco Kitchen, and Nuova,

5.0 Strategy and Implementation Summary

The Finery's business strategy will be to emphasize its unique yet approachable food and quality drink menu. Our competitors cannot compete with The Finery's gourmet menu. Many of our competitors do not have scratch kitchens or trained chef's, which compromises the integrity of their food. Additionally, many of our competitors in the casual category have limited and un-original drink menus. This competitive edge will also be stressed in the marketing campaign.

Our sales effort will be based on obtaining 100% satisfaction. The Finery will work hard to ensure that every customer has a wonderful experience. Everything will be done to ensure any problems that arise are corrected. We will pride ourselves of have friendly, knowledgeable staff, and we will use our extensive service industry experience to train our employees well.

5.1 Competitive Edge

The Finery has two competitive edges that will help it succeed in business. The first is its unique gourmet menu. The Finery takes pride in the high quality of our ingredients and the professional technique needed to execute our menu items. Many of the items found on our menu will not be available anywhere else in Saint Charles or the surrounding towns. Our menu will even stand out among restaurants in the city of Chicago.

Our second competitive edge is the approachability of The Finery. Our goal is to make the environment of the restaurant comfortable for all guests. This will start with the customer service. It is The Finery's goal to serve the customer in whatever capacity is desired, whether that be a classic salad or a seared foie gras appetizer, our customers will feel welcomed.

5.2 Marketing Strategy

The Finery will employ a two pronged marketing strategy in an attempt to reach potential customers within the two market segments. To reach the young professionals, The Finery must use resources that are frequently used by this group of people. Recognizing that this group is heavily into social media and technology, The Finery will rely on this form of communication for grand opening, loyalty programs, and promotions. The formation of a Facebook Page and Twitter account will serve as low-cost advertisements to draw notice and increase awareness of The Finery. We will also use this form of media to emphasize The Finery's menu as a unique, gourmet alternative to the casual places in the area.

In addition to the social media advertising, print advertising AND the online version of the local newspaper, The Patch, will be used for the "Established Community Members" market segment. We will also advertise with The Kane County Chronicle and the St. Charles Daily Herald. Since the majority of this market segment live and work in the area, we will also take a "grass roots" approach by passing out flyers downtown for The Finery's grand opening. Promotional mailers will also be used for this segment, as well as our involvement in local activities.

5.3 Sales Strategy

As previously mentioned, The Finery will emphasize 100% customer satisfaction to gain loyalty. This effort is based on the philosophy that it is far less expensive to maintain a current customer than it is to attract a new customer. We also believe it is easier and more cost effective to remedy a problem as it happens, rather than letting an unhappy customer walk out. With this in mind, The Finery will have a significant and sturdy customer base in the long term due to a great reputation within the community. This strategy is directly correlated with the fact that people spread the word about their experiences, good or bad.

The second tier of our sales strategy is our quality product. The Finery will offer unique, gourmet, and fresh food, which will make us stand out among our competitors. Having both a quality product and excellent service will ensure realization of the sales forecast.

5.3.1 Sales Forecast

The Finery has decided to take a conservative viewpoint toward its sales forecast in order to increase the likelihood of achieving the stated goals. The Finery has reason to believe that the first three months of business will be fairly slow. It is forecasted that business will steadily increase over the first two years. Profitability is forecasted to be achieved toward the beginning of year two.

Table: Sales Forecast

Sales Forecast			
	Year 1	Year 2	Year 3
Sales			
Food	\$234,590	\$724,000	\$796,400
N/A Beverages	\$27,400	\$48,000	\$52,800
Beer, Wine & Liquor	\$94,878	\$171,200	\$188,320
Total Sales	\$356,868	\$943,200	\$1,037,520
Direct Cost of Sales			
Food	\$76,375	\$238,920	\$262,812
Beverages	\$28,980	\$44,738	\$50,617
Total Cost	\$105,355	\$283,658	\$313,429

5.4 Milestones

The Finery has identified three milestones that are clear in terms of the goals, and are achievable:

1. \$100,000 in revenue. A date of expectancy has been established within the second month and it will be useful to gauge performance on whether the revenue is realized on schedule.
2. Profitability, forecasted to occur within the beginning of year two.
3. Payback of business loan.

6.0 Management Summary

David Reyes and Juliette Reyes are the driving forces behind The Finery. As co-owners, they bring their experience and skills to form a strong team capable of great success.

6.1 David Reyes

David Reyes has most recently, over the past 3 years, striven to develop himself as an integral tool in the development of a restaurant group. His career has played out in many countries, over 15+ years, working for great people. In doing so, he has developed a skillset that fits an aggressive and ambitious restaurants company. David has developed relationships with businesses, buyers, sellers, chefs and restaurateurs here in the Chicago are and around the country in order to facilitate business on a national scale.

David has an impeccable pallet, a natural thirst for knowledge, and an ability to build and manage great teams. He has the communication skills and professionalism required to succeed in the restaurant industry.

6.2 Juliette Reyes

Juliette Reyes has worked professionally in the culinary industry for 8+ years and has obtained a Bachelor of Arts Degree in Culinary and Business Management. During her time in this industry, she has developed her skills as a chef, leading a kitchen, and managing restaurant operations. Her ability to organize and manage costs have proven to be a great asset, specifically food and labor.

In addition, Juliette works directly with her customers, talking to them and building on their needs and wants. She has a knack for knowing what her customers desire, and her skills allow her to provide this. Juliette has also grown her culinary capabilities in creative menu building. She has experience working with rare and exotic food ingredients, and creating dishes that her customers come back for.

6.5 Personnel Plan

For the first 40 days, David and Juliette will be the only employees of The Finery. During this time, we will be overseeing the build out, remodeling, developing recipes, creating vendor relationships, and interviewing personnel. We expect to hire 5 cooks and 10 FOH employees. Once we have selected and hired our staff, we will go through a 7 day training period. Day 48 will mark the first day of sales. During the next 30 days, we will assess our employee situation and determine if we need more or less employees.

Starters

Marinated Beets 9

Arugula, goat cheese fritter, herb vinaigrette

Hand-Tied Burrata 9

Pistachio mint pesto, heirloom grape tomatoes, house-made crisp

Sumac Lamb Chops 12

Three mini chops, coated in sumac spice, eggplant chips, cucumber aioli

Grilled Malpeque Oysters 15

Charred Creole Sauce, Pecorino, Crostini

Pilled Pork 10

Crispy pocket, pistachio, orange, gremolata

Fried Artichoke Hearts 10

Tomato jam, Paprika aioli

Shrimp Couiche 12

Mango, red onion, fresh citrus, cilantro, sea salt flatbread

Cheese & Charcuterie M&T

Hand-dipped ricotta, Frisian Farms Gouda, Nancy's Camembert

Sauisson Sec, Hudson Valley Foie Torchon, La Querschia Speck

Local Honey, house-made mustard, summer berry compote

Salads

Spinach and Berries 10

Baby spinach, arugula, local summer berries, candied walnuts, balsamic honey

Simple Wedge 10

Butter lettuce, egg, bacon lardons, Sweet Grass blue cheese, tomato, buttermilk

Poached Trout 12

Red oak, radicchio, little gem, breakfast radish, roasted shallot, thyme

Grilled Caesar 9

Little gem, poached egg, california olive oil, roasted garlic, parmesan cheese, anchovy

French Green Beans 9

Wild Watercress, cucumber, chilled mushrooms., crispy shallots

Seafood

Poached Salmon 23

California Olive Oil, citrus, yukon potato puree, roasted romanesco, garlic scapes

Grilled Red Trout 21

Black trumpet mushroom, crispy butterball, charred green chili, fried almond

Seared Whitefish 19

Quinoa, kale, tomato, crimini, blueberry wine reduction, chive cream froth

American Bouillabaisse 22

Gulf prawn, New England bay scallop, mussels, saffron Main lobster broth, roullie

Poultry & Meat

Guinea Hen 20

Pesto, summer truffle, confit purse, risotto

Pork Roulade 22

Braised greens, gooseberry mostarda, chicharones

Flat Iron Steak 23

Chimichurri, calabrese potatoes, parmesan fondue, watercress, pickled onion

Soy Lacquered Short Rib 23

Baby bok choy, miso cream sauce, crispy shallots

Beef Stroganoff 20

House-made tagliatelle, wild mushroom, poached egg, creme fraiche

Vegetables

Ratatouille 18

Roasted bell pepper, eggplant, zucchini, tomato jam

Chive Gnocchi 18

French green bean, pomodoro, oregano, hand-dipped ricotta

Sides

Yukon Potato Puree 5

Braised Greens 5

Fried Eggplant Chips 15

Crispy Butterball Potatoes 5

Cucumber Aioli

French Green Beans 5

Parmesan, garlic oil

Garlic Butter

Desserts

Meyer Lemon Tart 8

Butter cookie crust, blueberry compote, merengue

65% Chocolate Molten Cake 8

Raspberry macaroon, white chocolate gelato, cocoa
nib tuile

Buttermilk Panna Cotta 8

Summer berries, pecan brittle

Peach Tarte Tatin 8

Hand-dipped ricotta, local honey, pink peppercorn

Big Shoulders Coffee

Coffee

Cappuccino

Latte

Espresso



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to Approve a Proposal for a Class A-1 Liquor License and Tobacco License for Depot Liquor 2 located at 310 S. Third Street, St. Charles (former St. Charles Mini-Mart)
Presenter:	Chief Keegan

Please check appropriate box:

<input type="checkbox"/>	Government Operations	<input type="checkbox"/>	Government Services
<input type="checkbox"/>	Planning & Development	<input type="checkbox"/>	City Council
<input type="checkbox"/>	Public Hearing	<input checked="" type="checkbox"/>	Liquor Control Commission (5/18/15)

Estimated Cost:		Budgeted:	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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If NO, please explain how item will be funded:

Executive Summary:

This is a request for a new Class A-1 liquor license and Tobacco license for Depot Liquor 2 (former St. Charles Mini-Mart) to be located at 310 S. Third Street, St. Charles. All paper work is in order and background checks are being completed by the Police Department as well as fingerprints have been taken and BASSET certifications are complete.

Liquor Control Commission recommends this application to go before the Council Committee for recommendation of approval to City Council.

Attachments: *(please list)*

Liquor License Application (front page)
Background Check

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve a proposal for a Class A-1 Liquor License and Tobacco License for Depot Liquor 2 to be located at 310 S. Third Street, St. Charles (former St. Charles Mini-Mart).

<i>For office use only:</i>	<i>Agenda Item Number: #9</i>
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☐ New Application
☒ Renewal Application

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



City Retail Liquor Dealer License Application (rev. 12/13) Non-Refundable

Ordinance 5.08.050.A1 Application must be completed in full Incomplete applications will be rejected

Business Type: Circle one Individual Partnership Corporation Other _____

Business Name DEBOT LIQUOR 2 Sales Tax # 47-3319883

Business Address 710 S. THIRD ST Business Phone # _____

Contact Person MINESH PATEL Title PRESIDENT Phone # (630) 890-9417

If Corporation, Corporate Name AAKBS INCORPORATED

Corporation Address _____

Corporate Officers, plus Manager of Establishment, Officers must include President, Vice President, Secretary and Treasurer Or Sole Proprietor

Have you had a business within the City of St. Charles under any other corporate name: ☐ Yes ☒ No

If yes, list address of business _____

Full Name, include Middle Initial MINESH PATEL Title _____

Birth Date 05/21/1972 Birthplace INDIA Driver's License _____ Home Phone _____

Home Address _____

Full Name, include Middle Initial _____ Title _____

Birth Date _____ Birthplace _____ Driver's License # _____ Home Phone # _____

Home Address _____

Full Name, include Middle Initial _____ Title _____

Birth Date _____ Birthplace _____ Driver's License # _____ Home Phone # _____

Home Address _____

Type of Establishment: ☒ Package ☐ Restaurant ☐ Tavern ☐ Hotel/Banquet/
Arcade/Q-Center ☐ Other _____

Check as Applicable to ☐ Holding Bar [5.08.010-F] ☐ Service Bar [5.08.010-O] ☐ Live Entertainment [5.08.010-H]
Type of Establishment: ☐ Outside Dining [17.20.020-R]

Brief Business Plan Description based on type of establishment listed above:

package liquor sales store A-1 License

Initial: Liq Comm _____

Police Chief _____

Police Department



Memo

Date: 5/14/2015

To: The Honorable Ray Rogina, Mayor-Liquor Commissioner

From: James Keegan, Chief of Police

Re: Background Investigations-Liquor Establishments

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

As is customary procedure, a detective was assigned each of these investigations and reviewed both the site location and the corresponding applicants of these proposed liquor license applications.

We found nothing of a derogatory nature that would preclude either the site location or the applicants from moving forward with liquors sales and/or on-site consumption, subject to City Council approval.

Thank you in advance for your consideration in these matters.

Steel Beam (D7):	111 W. Main Street
E& S Fish Company (F1-BYOB)*:	311 N. 2 nd Street, Suite 103
Liu Brothers Bistro (F1-BYOB)*:	1554 E. Main Street
LaVita Cigars (F2-BYOB)*:	2015 Dean Street, Unit #4
The Finery (B):	305 W. Main Street
Depot Liquor (A1):	310 S. 3 rd Street
Gina's Subs (B):	2770 E. Main Street

* The above mentioned BYOB establishments, although not recognized liquor licenses under the State Liquor Code, specially governs BYOB practices (bring your own beverage) within the City of St. Charles. The corresponding local licenses authorize the businesses, without State liquor licenses, to permit the consumption of alcohol on their premises relative to various stipulations codified within our liquor code.



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to Approve a Proposal for a Class B Liquor License for Tiscareno Enterprises, Inc. d/b/a Gina's Subs & Pizza to be located at 2770 E. Main Street, St. Charles
Presenter:	Chief Keegan

Please check appropriate box:

	Government Operations		Government Services
	Planning & Development		City Council
	Public Hearing	X	Liquor Control Commission (5/18/15)

Estimated Cost:		Budgeted:	YES		NO	
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If NO, please explain how item will be funded:

Executive Summary:

This is a request for a new Class B liquor license for Tiscareno Enterprises, Inc. d/b/a Gina's Subs & Pizza (new owner) to be located at 2770 E. Main Street, St. Charles. The owners are not requesting a late night permit. All paper work is in order and background checks are being completed by the Police Department as well as fingerprints have been taken and BASSET certifications are complete.

Liquor Control Commission recommends this application to go before the Council Committee for recommendation of approval to City Council.

Attachments: *(please list)*

Liquor License Application (front page)
 Background Check
 Site Plan
 Menu

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve a proposal for a Class B Liquor License for Tiscareno Enterprises, Inc. d/b/a Gina's Subs & Pizza to be located at 2770 E. Main Street, St. Charles.

<i>For office use only:</i>	<i>Agenda Item Number: #10</i>
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Date: 4/28/14
☒ New Application
☐ Renewal Application

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



City Retail Liquor Dealer License Application (rev. 12/13) Non-Refundable

Ordinance 5.08.050.A1 Application must be completed in full Incomplete applications will be rejected

Business Type: Circle one Individual Partnership Corporation Other _____

Business Name Gina's Subs & Pizza Sales Tax # 4157-7191

Business Address 2770 E Main St Business Phone # 630-377-3220

Contact Person JOE TISCARENO Title Owner Phone # 708-927-5978

If Corporation, Corporate Name TISCARENO ENTERPRISES, INC.

Corporation Address 2770 E Main St, St. Charles, IL 60174

Corporate Officers, plus Manager of Establishment, Officers must include President, Vice President, Secretary and Treasurer Or Sole Proprietor

Have you had a business within the City of St. Charles under any other corporate name: Yes ☐ No ☒
 If yes, list address of business _____

Full Name, include Middle Initial CAROL TISCARENO Title PRESIDENT

Birth Date 7-25-51 Birthplace Chicago Driver's License # _____ Home Phone # _____

Home Address _____

Full Name, include Middle Initial JOE P. TISCARENO Title SECRETARY / TREASURER

Birth Date 7-10-50 Birthplace Chicago Driver's License # _____ Phone # _____

Home Address _____

Full Name, include Middle Initial _____ Title _____

Birth Date _____ Birthplace _____ Driver's License # _____ Home Phone # _____

Home Address _____

Type of Establishment: () Package ☒ Restaurant () Tavern () Hotel/Banquet/ Arcada/Q-Center () Other _____

Check as Applicable to () Holding Bar [5.08.010-F] ☒ Service Bar [5.08.010-O] () Live Entertainment [5.08.010-H]
 Type of Establishment: () Outside Dining [17.20.020-R]

Brief Business Plan Description based on type of establishment listed above:

Local Pizzeria and we want to be able to
accommodate our customers who may enjoy
an alcoholic beverage with their meal.

Initial: Liq Comm _____
 Police Chief _____

Police Department



Memo

Date: 5/14/2015
To: The Honorable Ray Rogina, Mayor-Liquor Commissioner
From: James Keegan, Chief of Police
Re: Background Investigations-Liquor Establishments

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

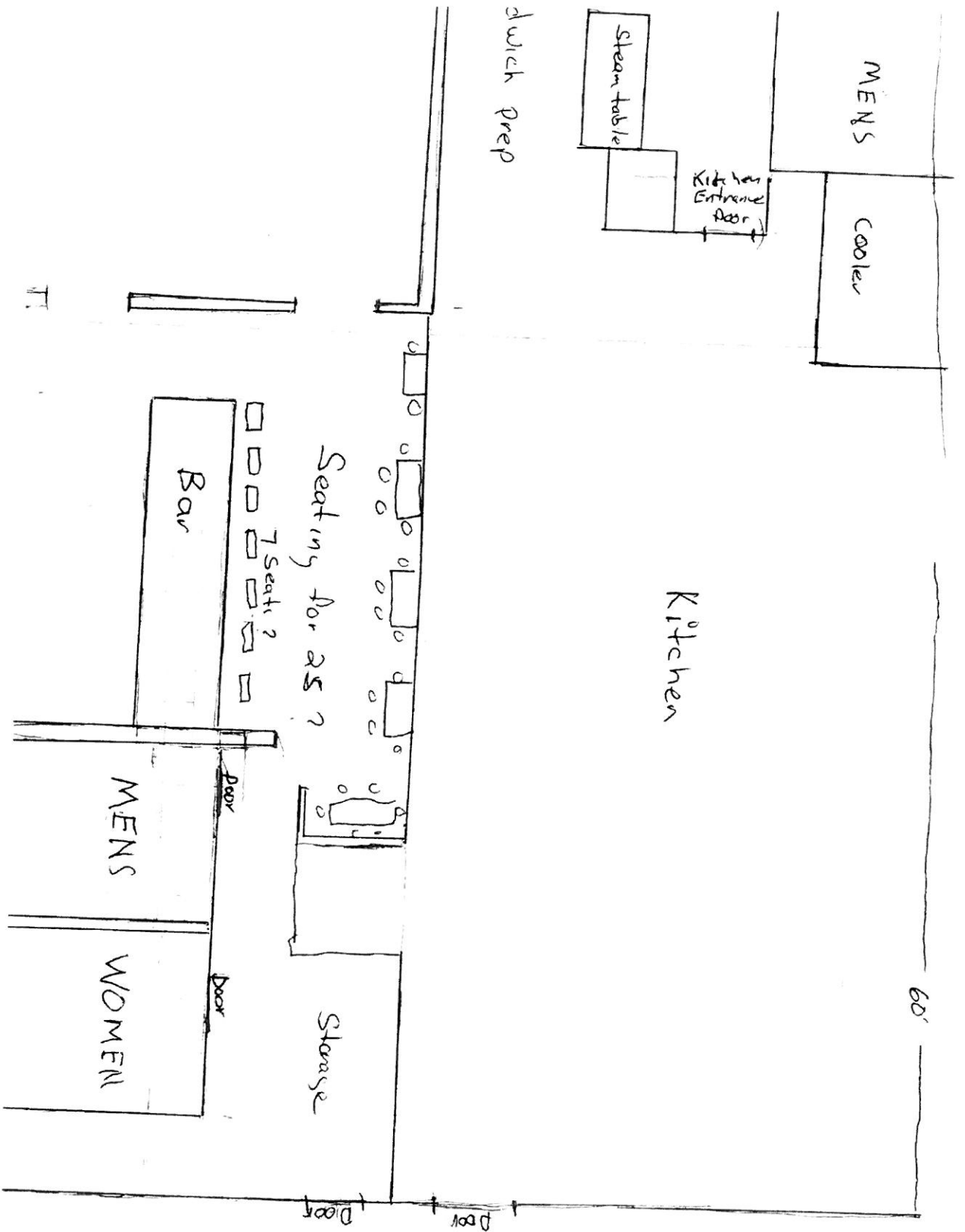
As is customary procedure, a detective was assigned each of these investigations and reviewed both the site location and the corresponding applicants of these proposed liquor license applications.

We found nothing of a derogatory nature that would preclude either the site location or the applicants from moving forward with liquors sales and/or on-site consumption, subject to City Council approval.

Thank you in advance for your consideration in these matters.

Steel Beam (D7):	111 W. Main Street
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LaVita Cigars (F2-BYOB)*:	2015 Dean Street, Unit #4
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Depot Liquor (A1):	310 S. 3 rd Street
Gina's Subs (B):	2770 E. Main Street

* The above mentioned BYOB establishments, although not recognized liquor licenses under the State Liquor Code, specially governs BYOB practices (bring your own beverage) within the City of St. Charles. The corresponding local licenses authorize the businesses, without State liquor licenses, to permit the consumption of alcohol on their premises relative to various stipulations codified within our liquor code.



Party Trays

	Full Pan	1/2 Pan
Lasagna	\$65.50	\$32.50
Spinach, zucchini	75.25	39.50
Baked Mostaccioli Riggioni	59.95	31.50
Chicken Vesuvio	(48 Pcs) \$1.95	(24 Pcs) \$1.25
Stuffed Shells	(24 Pcs) \$6.00	(12 Pcs) \$4.00
Tortellini	(5 lbs) \$9.00	(2.5 lbs) \$5.00
Sausage & Green Peppers	(8 lbs) \$8.00	(4 lbs) \$4.00
Pasta Salad	(57.00 serves 18-24, \$30.00 serves 13-17, \$20.00 serves 9-12)	
Tossed Salad	(50.00 serves 18-24, \$20.00 serves 13-17, \$10.00 serves 9-12)	
Italian Beef by pound (3 lbs min) with juice on side - Cold	\$12.50/lb	
Italian Beef by pound (3 lbs min) with 2 pans & lid - Hot	14.50/lb	
Fried Chicken (\$1.50 per piece)		

Full Pan Serves 18-24, Half Pan Serves 9-12.

13 for 2 slices and \$5 deposit for each warming rack.
Deposit refunded when racks are returned 24 hours notice please.

Gina's Sheet Pan Pizzeria Party

Cheese	\$20.25
1/2 ingredient	32.25
+1 ingredient	36.25
+2 ingredients	38.50
Additional ingredients (each)	8.00

24 hours notice please.

CATERING AVAILABLE

Minimum of 10 People Up to 250 People

1. Sausage, Bee Mostaccioli	per person \$8.50
2. Chicken, Sausage, Mostaccioli	per person 8.95
Chicken types	
A. Baked	
B. Vesuvio	
C. Capriccio or BBQ	
3. Chicken Panmitana (Breast of chicken sautéed and baked with mozzarella cheese and red sauce) Tortellini Alfredo or Special Sauce	10.25
4. Chicken Divar (Breast of chicken sautéed & served over broccoli spears with cheese sauce Tortellini or Ravioli with Bolognese or Special Sauce	10.25

LUNCH MEAT AND CHEESE PARTY TRAYS AVAILABLE

MANY MORE PICKUPAGES AVAILABLE OR CREATE YOUR OWN PACKAGE

All prices are per person plus tax. 24 hours notice please.

All parties include: bread, salad, plates, forks, napkins, warming rack and stove.

Welcome to Gina's,

You will find that our food is specially prepared with the finest ingredients, seasoned and prepared for you and your family and guests to enjoy in the comfort of your home or in our friendly family atmosphere.

Thank you,

Your Hosts

Joe & Carol Nocarene

Call Joe for all your catering needs.



February 2015

Gina's Subs & Pizzeria - St. Charles
2770 E. Main Street
St. Charles, IL 60174



Established 1991

STORE HOURS:

Monday to Thursday	10 AM - 9:30 PM
Friday & Saturday	10 AM - 10:30 PM
Sunday	4 PM - 9 PM

Phone 630/377-3220

Fax 630/377-4093

DELIVERY HOURS:

Monday to Thursday	Noon - 9 PM
Friday & Saturday	Noon - 10 PM
Sunday	5 PM - 8 PM

Foxfield Commons Shopping Center, Kirk and Main
St. Charles, IL

Our Special Subs

	6"	Foot
Italian Sub	\$ 5.50	10.40
American Sub	\$ 5.50	10.40
Hard Salami	5.50	10.40
Prosciutto	7.05	13.40
Corned Beef	6.55	12.50
Genoa Salami	5.50	10.40
Roast Beef	6.05	11.50
Ham	5.50	10.40
Bologna	5.50	10.40
Tuna or Crab w/ Cheese	5.50	10.40
Turkey	5.05	9.70
Chicken Sub	3.00	5.50
Extra Meat		7.20
		14.45

Choice of Bread - Wheat, Rye, French (Focaccia \$1.35 Extra)

All Italian Subs are served with:
 Provolone, Lettuce, Tomato,
 Onion, Oil & Vinegar Dressing
 Mayo

Italian Panini

Prosciutto, Turkey, Chicken, Roast Beef,
 with: Provolone, Sundried Tomato, Eggplant, Basil,
 and Olive Oil Pasta or Garden Salad \$7.95

Gina's Special Pizzas

Additional to Regular Pizza

	12"	14"	16"
Alfredo or Pesto Sauce			
	\$ 10.92	13.75	16.59
Cheese + 1/2 Choice	11.97	14.23	17.43
Cheese + 1 item	12.71	15.44	18.59
Gina's Spec + 5 items	18.59	21.21	24.94

Pizza Ingredients

Sausage, Mushroom,
 Green Peppers, Black Olives,
 Green Olives, Onion,
 Pepperoni, Tomatoes,
 Spinach, Broccoli, Bacon,
 Pineapple, Eggplant,
 Zucchini, Fresh Garlic,
 Anchovies, Canadian Bacon,
 Ham, Meatball

Hot Sandwiches

	6"	Foot
Italian Beef w/ Fries	\$ 6.30	11.95
Italian Sausage	5.50	10.40
Meat Ball	5.50	10.40
Combo	7.25	13.90
Beef Paisano	7.15	13.80
Polish Sausage	5.50	10.45
Philly Cheese Steak	7.35	14.20
Onion, Green Pepper, American Cheese		
Chicken Parmesan	7.20	14.40
Red Sauce & Mozzarella Cheese		

Hot Dog, Fries and Drink	\$ 5.45
Hot Dog	3.05
Chili Dog	4.15

Gina's Special Sandwiches

	6"	Foot
Sausage & Egg	\$ 5.95	11.30
Green Pepper & Egg	5.95	11.30
Artichoke & Egg	6.50	13.20
Rib Eye Steak	8.75	
Asparagus & Egg	6.50	13.20
Hot or Sweet Peppers	+ .40	+ 75

Soups

	Seasonal Item	Small	Large
Soup of the Day	\$ 3.25	\$ 3.25	\$ 6.00
Chili		3.25	6.00

Salads

	Small	Large
Grab or Tuna	\$ 3.05	\$ 5.80
Pasta Salad	2.90	5.60
Tossed Salad		5.40
Special Salad		6.50
Jack's Salad		6.50
Add Chicken to Salad		4.00

Beverages

Sm 1.50	Lg 2.15
Water	
Can of Soda	\$ 1.25
2 Liter Soda	\$ 0.85
	\$ 2.50

Dinner Entrees

Rottia Stuffed Eggplant Rolls w/side of Mostaccioli	\$ 9.25
Chicken Parmesan with Mostaccioli	9.75
Chicken Tenders with French Fries	9.10
Fried Chicken with Fries and Garlic Bread	7.95
Shrimp (6) with Fries	9.85

Pasta Dishes

Fettuccine Alfredo	\$9.25
Stuffed Shells (3) with Meat Ball	9.65
Stuffed Shells Florentine with Meat Ball	9.65
Lasagna (Meat or Spinach) with Meat Ball	8.75
Spaghetti Marinara with Meat Ball	7.80
Spaghetti with Meat Sauce or Meat Ball	7.80
Mostaccioli with Meat Sauce or Meat Ball	7.80
Manicotti with Marinara	9.65
Tortellini with Marinara	9.65
Cheese or Meat Ravioli with Marinara	9.65
Fettuccine with Chicken Florentine	13.15
Gnocchi with Meat Sauce or Meat Ball	9.25

All dinners and pasta dishes served with bread and butter or garlic bread.

Gina's Party Sub

Fees Approx. 5-6 People

3 Ft. Italian or American	\$30.55 ea
3 Ft. Turkey or Roast Beef	\$33.55 ea
3 Ft. Italian & Prosciutto	\$42.65 ea

Substitute Prosciutto for one ingredient add \$12 to the base price.

Gina's Super Sub

3 Feet Serves Approximately 12-15 People	\$65.65
4 Feet Serves Approximately 20-24 People	\$87.80
5 Feet Serves Approximately 25-30 People	\$108.90
6 Feet Serves Approximately 30-35 People	\$130.00
7 Feet Serves Approximately 35-40 People	\$151.15
8 Feet Serves Approximately 40-45 People	\$172.25
Substitute with: Turkey or Roast Beef	+ \$ 4.40/ per foot
Substitute with: with Prosciutto	+ \$ 11.00/ per foot

24 hours notice please.



AGENDA ITEM EXECUTIVE SUMMARY

Title: Recommendation to Approve a Proposal for Nine Massage Establishment Licenses Located in the City of St. Charles

Presenter: Deputy Chief Huffman

Please check appropriate box:

<input type="checkbox"/>	Government Operations	<input type="checkbox"/>	Government Services
<input type="checkbox"/>	Planning & Development	<input type="checkbox"/>	City Council
<input type="checkbox"/>	Public Hearing	<input checked="" type="checkbox"/>	Liquor Control Commission (5/18/15)

Estimated Cost:		Budgeted:	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
-----------------	--	-----------	-----	--------------------------	----	--------------------------

If NO, please explain how item will be funded:

Executive Summary:

This is a request for a nine new massage establishment licenses located in the City of St. Charles.

Please see the attached memo for specific details on each establishment.

Attachments: *(please list)*

Memo
Massage Establishment Application (front page)
Site Plan for each establishment listed

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve a proposal for nine Massage Establishment Licenses located in the City of St. Charles.

For office use only:	Agenda Item Number: #11
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Memo

Date: 05/14/2015
To: The Honorable Ray Rogina, Mayor – Liquor Commissioner
From: Deputy Chief Huffman *Scot*
Re: Background Investigations – Massage Establishments

The purpose of this memorandum is to document and forward to your attention the results of the background investigations conducted by members of the St. Charles Police Department concerning the below listed massage establishments.

As is customary procedure, a detective was assigned to each of these investigations and reviewed both the site location as well as the corresponding applicants of the proposed massage business license applications. Through these investigations and subsequent staff reviews, we have determined that all the requirements for each establishment have been met and they are eligible for licensing, subject to City Council approval.

Thank you for your consideration in these matters.

- Shangri-La 2015 Dean St. Suite 7A
- X-Sport Fitness 238 N. Randall Rd.
- Hong Da Spa 1550 E. Main St.
- Massage World 2460 W. Main St.
- U-Spa 615 S. Randall Rd. Suite 100
- Best Massage 2774 E. Main St.
- Oriental Massage, Inc. 2075 Prairie St.
- Lotus Spa 1700 Lincoln Highway
- Spa Vargas Wellness 4051 E. Main St.



City of St. Charles
Office of the Mayor
Two East Main Street
St. Charles, Illinois 60174-1984
Phone: 630-377-4455 • Fax: 630-377-44400

Office Use Only
Received: _____
Amount Paid: _____
Receipt: _____

SAGE ESTABLISHMENT LICENSE APPLICATION

IMPORTANT: Application must be completed in full and notarized before it will be accepted.
All fees must be paid at the time the application is submitted.

Annual License Application Fee: \$250.00

Fingerprint Fee: \$50.00

NOTE: Applicant must be fingerprinted by the St. Charles Police Department and must provide two passport-size photographs (1" x 1.5" head and shoulders area, face forward) with this application.

1. ☒ New License Application ☐ Renewal Application ☐ Application Change

2. Please select the option that best describes your business:

☐ Corporation

☒ Partnership

☐ Individual

3. Business Name: Shangri-La Massage & SPA Sales Tax#: _____

Business Address: 2015 Dean St. 7A Business Phone: _____

4. Name of Applicant: Lifa Jiang Home Phone: _____

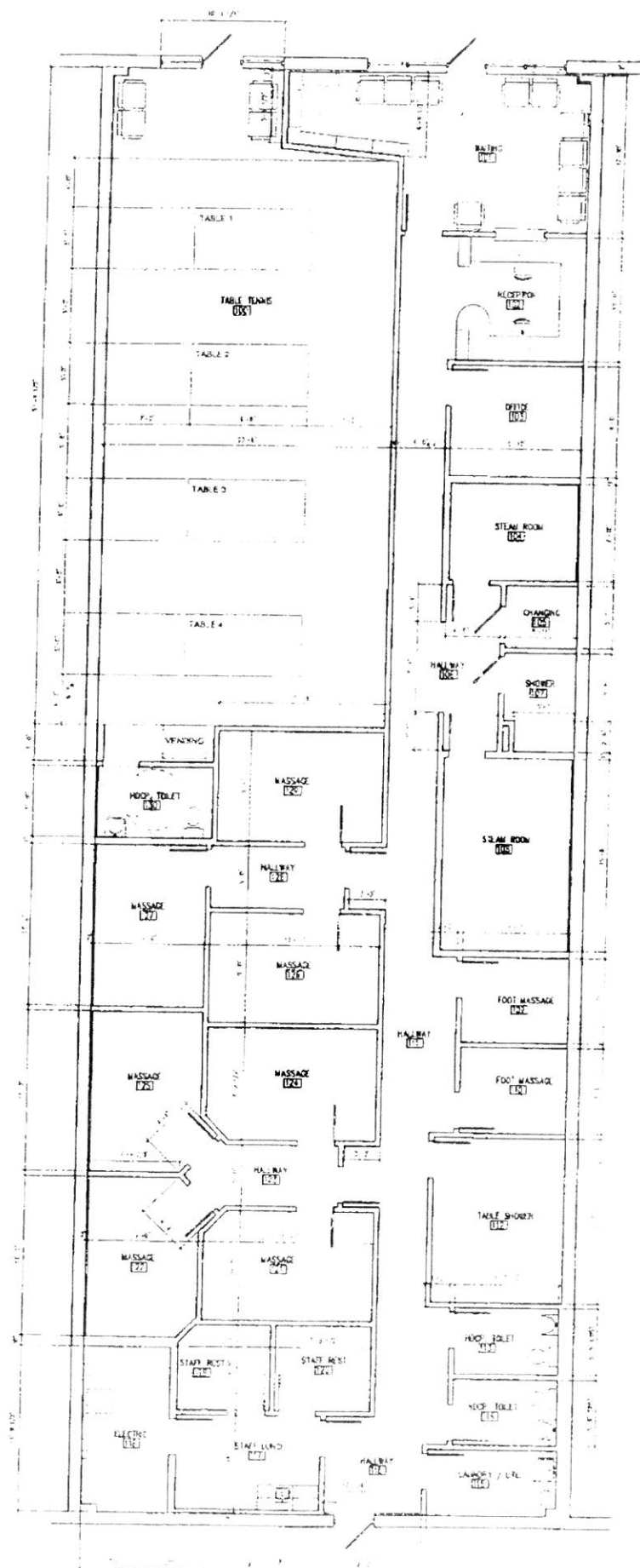

Must include a photocopy of government issued identification card.

5. Have you ever been convicted of a criminal ordinance violation (other than minor traffic offences):

☐ Yes

☒ No

6. If yes, explain in detail:





City of St. Charles
Office of the Mayor
Two East Main Street
St. Charles, Illinois 60174-1984
Phone: 630-377-4455 • Fax: 630-377-44400

Office Use Only	
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Receipt:	_____

MESSAGE ESTABLISHMENT LICENSE APPLICATION

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1. ☒ New License Application ☐ Renewal Application ☐ Application Change

2. Please select the option that best describes your business:

☒ Corporation;

☐ Partnership

☐ Individual

3. Business Name: XSport Fitness Sales Tax#: 2824-8279

Business Address: 238 N. Randall Rd., St. Charles, IL 60174 Business Phone: 630-443-1043

4. Name of Applicant: Xtreme Fitness, Inc. Home Phone: _____

Home Address: _____ City/Zip: Big Rock, IL 60511

Social Security #: N/A Date of Birth: N/A

Driver's License #: N/A Issuing State: N/A

****Must include a photocopy of government issued identification card.**

5. Have you ever been convicted of a criminal ordinance violation (other than minor traffic offences):

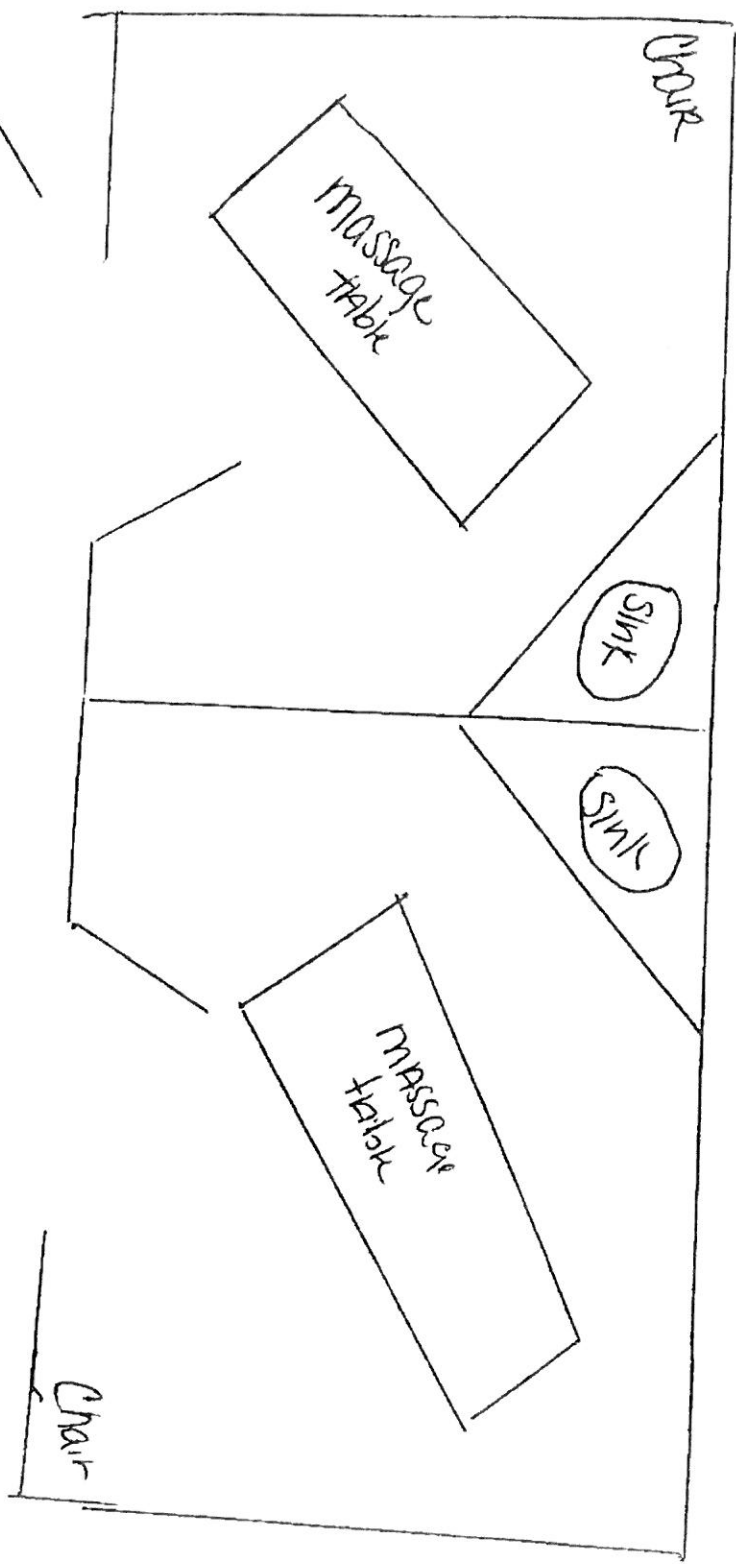
☐ Yes

☒ No

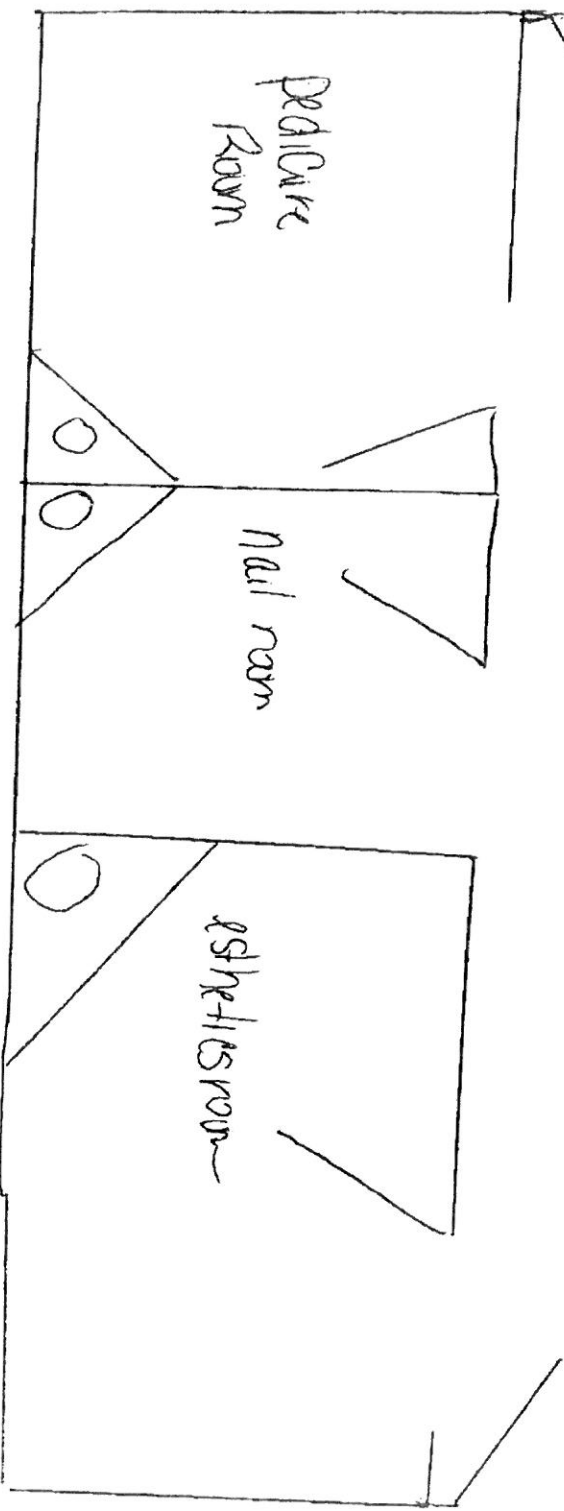
6. If yes, explain in detail:

SPORT FITNESS

238 N. Randall Rd, St. Charles



Hallway



SPACED



City of St. Charles

Office of the Mayor

Two East Main Street
St. Charles, Illinois 60174-1984
Phone: 630-377-4455 • Fax: 630-377-44400

Office Use Only	
Received:	_____
Amount Paid:	_____
Receipt:	_____

MASSAGE ESTABLISHMENT LICENSE APPLICATION

IMPORTANT: Application must be completed in full and notarized before it will be accepted.
All fees must be paid at the time the application is submitted.

Annual License Application Fee: \$250.00

Fingerprint Fee: \$50.00

NOTE: Applicant must be fingerprinted by the St. Charles Police Department and must provide two passport-size photographs (1" x 1.5" head and shoulders area, face forward) with this application.

1. ☒ New License Application ☐ Renewal Application ☐ Application Change

2. Please select the option that best describes your business:

☒ Corporation ☐ Partnership ☐ Individual

3. Business Name: Hong Da Spa Inc. Sales Tax#: N/A

Business Address: 1550 E. Main St. Business Phone: 630-584-2716

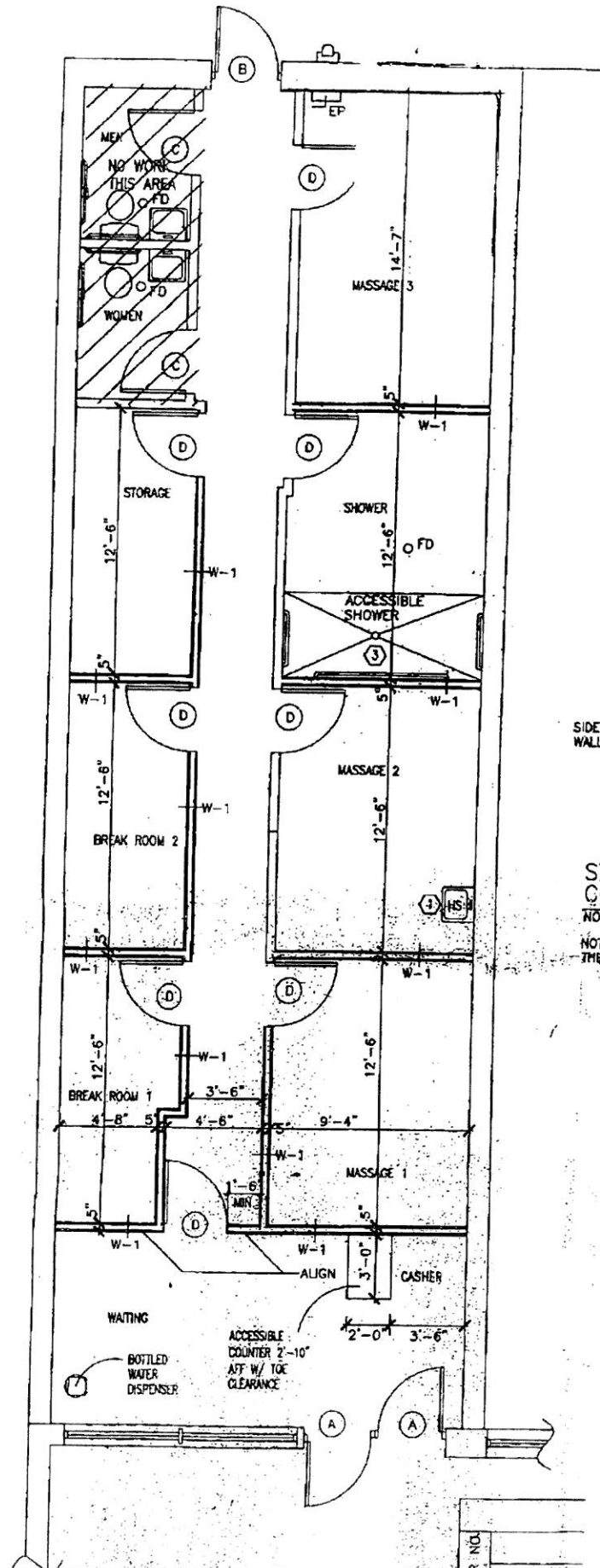
4. Name of Applicant: Fen Xu Home Phone: _____

****Must include a photocopy of government issued identification card.**

5. Have you ever been convicted of a criminal ordinance violation (other than minor traffic offences):

☐ Yes ☒ No

6. If yes, explain in detail:



CONSTRUCTION PLAN

DOOR NO.	SIZE	
	W	H
A	3'-0"	6'
B	3'-0"	6'



City of St. Charles
Office of the Mayor
Two East Main Street
St. Charles, Illinois 60174-1984
Phone: 630-377-4455 • Fax: 630-377-44400

Office Use Only
Received: <u>2/24/15</u>
Amount Paid: _____
Receipt: _____

MESSAGE ESTABLISHMENT LICENSE APPLICATION

IMPORTANT: Application must be completed in full and notarized before it will be accepted.
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Annual License Application Fee: \$250.00

Fingerprint Fee: \$50.00

NOTE: Applicant must be fingerprinted by the St. Charles Police Department and must provide two passport-size photographs (1" x 1.5" head and shoulders area, face forward) with this application.

1. ☒ New License Application ☐ Renewal Application ☐ Application Change

2. Please select the option that best describes your business:

- ☐ Corporation ☐ Partnership ☒ Individual

3. Business Name: Massage world Sales Tax#: 45-5487059
Business Address: 2460 W Main street #106 Business Phone: 630-303-7466

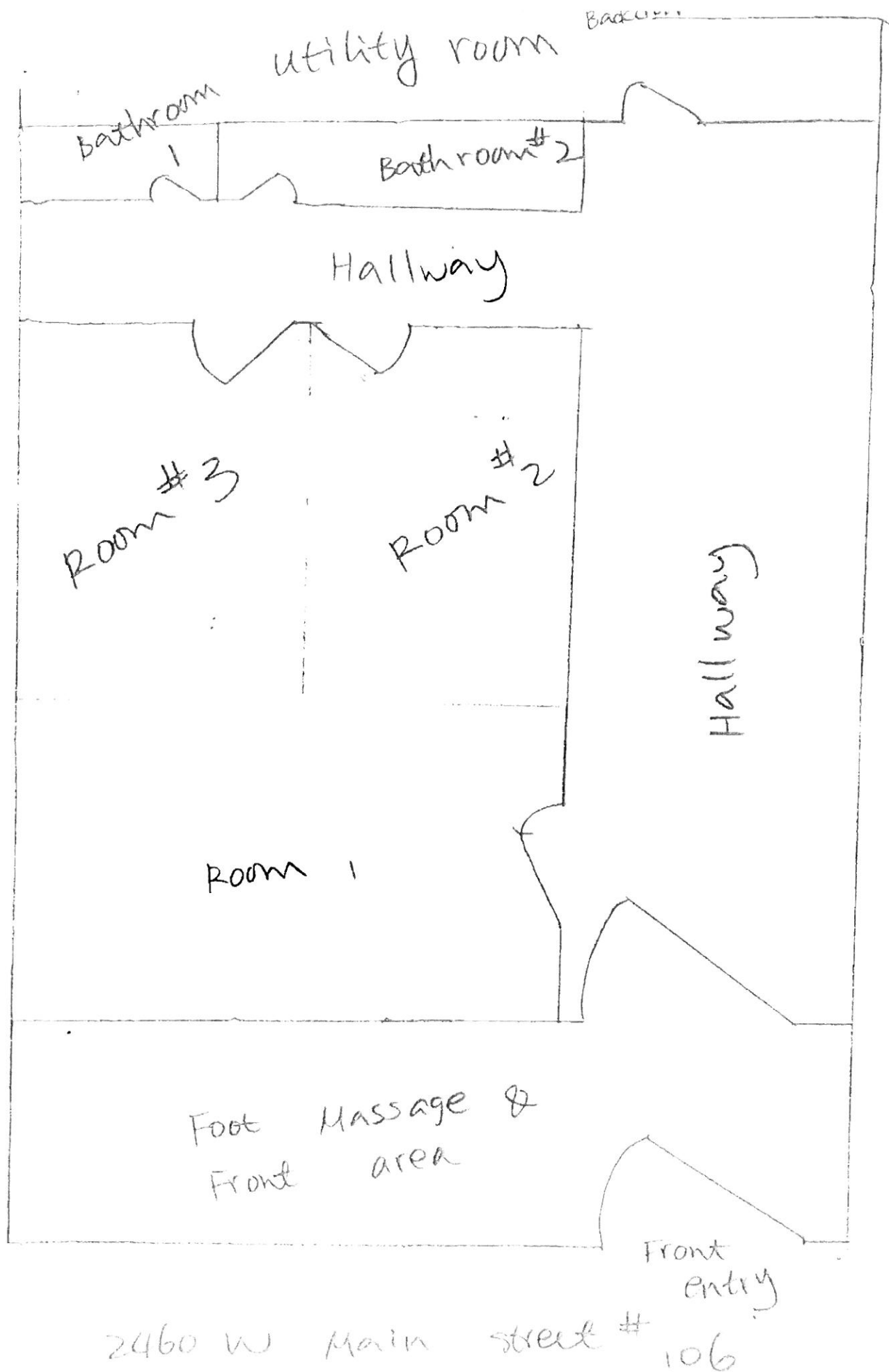
4. Name of Applicant: JUN sellers Home Phone: _____

Must include a photocopy of government issued identification card.

5. Have you ever been convicted of a criminal ordinance violation (other than minor traffic offences):

- ☐ Yes ☒ No

6. If yes, explain in detail:





City of St. Charles
Office of the Mayor

Two East Main Street
St. Charles, Illinois 60174-1984
Phone: 630-377-4455 • Fax: 630-377-44400

Office Use Only
Received: _____
Amount Paid: _____
Receipt: _____

MASSAGE ESTABLISHMENT LICENSE APPLICATION

IMPORTANT: Application must be completed in full and notarized before it will be accepted.
All fees must be paid at the time the application is submitted.

Annual License Application Fee: \$250.00

Fingerprint Fee: \$50.00

NOTE: Applicant must be fingerprinted by the St. Charles Police Department and must provide two passport-size photographs (1" x 1.5" head and shoulders area, face forward) with this application.

1. ☒ New License Application ☐ Renewal Application ☐ Application Change
2. Please select the option that best describes your business:
- ☐ Corporation ☐ Partnership ☒ Individual
3. Business Name: U SPA Sales Tax#: N/A
- Business Address: 615 S. RANDALL RD #100 Business Phone: 630-762-8886
4. Name of Applicant: JUTENG XIAN Home Phone: _____

****Must include a photocopy of government issued identification card.**

5. Have you ever been convicted of a criminal ordinance violation (other than minor traffic offences):

☐ Yes ☒ No

6. If yes, explain in detail:

10' x 8'
STORAGE
LAUNDRY

10.5' x 8'
BREAK ROOM

MASSAGE
10.5' x 7'

MASSAGE
10.5' x 10.5'

OFFICE
12' x 9'

HALL

BATH ROOM
6.5' x 7.5'

MASSAGE
17' x 8.5'

FOOT
MASSAGE
7.5' x 12.8'

STORE, FRONT

N →



City of St. Charles

Office of the Mayor

Two East Main Street
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Office Use Only	
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Amount Paid:	_____
Receipt:	_____

MESSAGE ESTABLISHMENT LICENSE APPLICATION

IMPORTANT: Application must be completed in full and notarized before it will be accepted.
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Fingerprint Fee: \$50.00

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1. ☒ New License Application ☐ Renewal Application ☒ Application Change

2. Please select the option that best describes your business:

☐ Corporation

☐ Partnership

☒ Individual

3. Business Name: Best Massage Sales Tax#: 45-4282294

Business Address: 2774 E Main St. Business Phone: 630-549-7884

4. Name of Applicant: Ling Li Home Phone: _____

****Must include a photocopy of government issued identification card.**

5. Have you ever been convicted of a criminal ordinance violation (other than minor traffic offences):

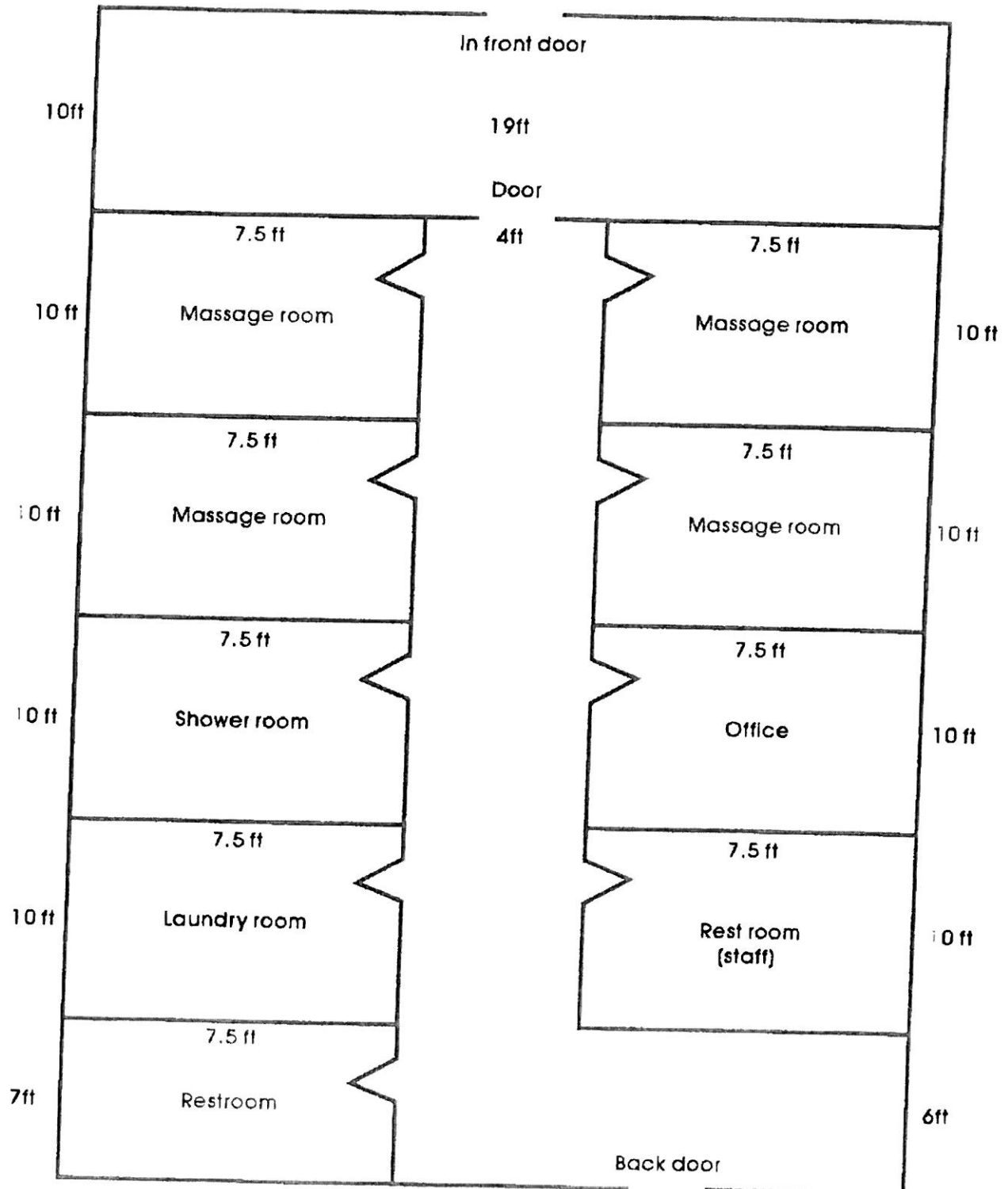
☐ Yes

☒ No

6. If yes, explain in detail:

Best massage

Exhibit 2





City of St. Charles
Office of the Mayor

Two East Main Street
St. Charles, Illinois 60174-1984
Phone: 630-377-4455 • Fax: 630-377-44400

Office Use Only
Received: _____
Amount Paid: _____
Receipt: _____

MASSAGE ESTABLISHMENT LICENSE APPLICATION

IMPORTANT: Application must be completed in full and notarized before it will be accepted.
All fees must be paid at the time the application is submitted.

Annual License Application Fee: \$250.00

Fingerprint Fee: \$50.00

NOTE: Applicant must be fingerprinted by the St. Charles Police Department and must provide two passport-size photographs (1" x 1.5" head and shoulders area, face forward) with this application.

1. ☒ New License Application ☐ Renewal Application ☐ Application Change

2. Please select the option that best describes your business:

☒ Corporation

☐ Partnership

☐ Individual

3. Business Name: Oriental Massage INC. Sales Tax#: 45-3354791

Business Address: 2075 prairie St, suite 104, St. Charles Business Phone: 331-229-1530

4. Name of Applicant: MINGZHEN LI Home Phone: _____

Driver's License # _____ Issuing State: _____

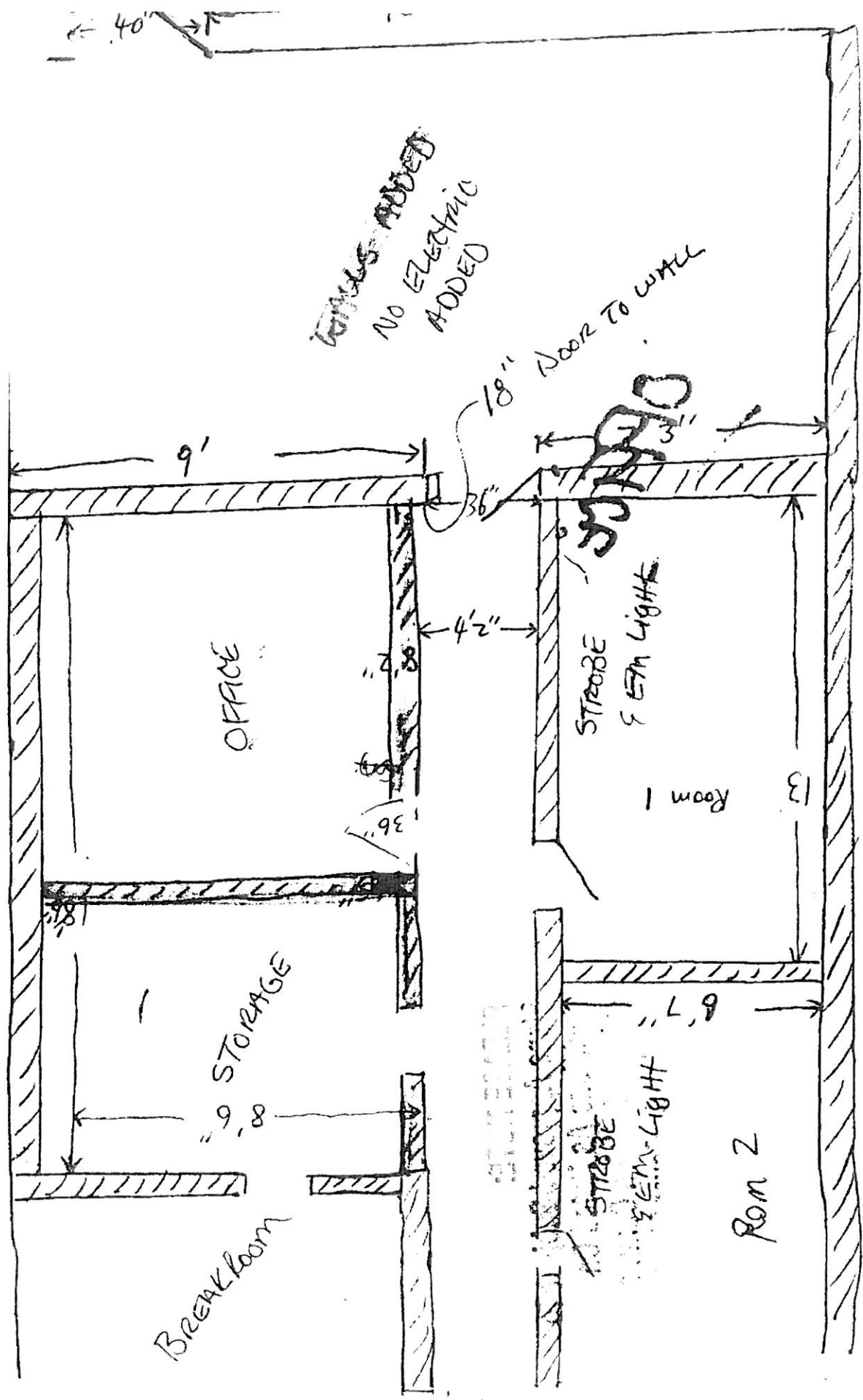
****Must include a photocopy of government issued identification card.**

5. Have you ever been convicted of a criminal ordinance violation (other than minor traffic offences):

☐ Yes

☒ No

6. If yes, explain in detail:



WIRING ADDED
NO ELECTRIC
ADDED

18" Door to WHOLE

OFFICE

STORAGE

Break room

STROBE

& EM LIGHT

Room 1

STROBE

& EM LIGHT

Room 2

City of St. Charles

Office of the Mayor

Two East Main Street

St. Charles, Illinois 60174-1984

Phone: 630-377-4455 • Fax: 630-377-44400

Office Use Only
Received: <u>5/1/15</u>
Amount Paid: _____
Receipt: _____

SSAGE ESTABLISHMENT LICENSE APPLICATION

IMPORTANT: Application must be completed in full and notarized before it will be accepted.
All fees must be paid at the time the application is submitted.

Annual License Application Fee: \$250.00

Fingerprint Fee: \$50.00

NOTE: Applicant must be fingerprinted by the St. Charles Police Department and must provide two passport-size photographs (1" x 1.5" head and shoulders area, face forward) with this application.

1. ☒ New License Application ☐ Renewal Application ☐ Application Change

2. Please select the option that best describes your business:

☐ Corporation

☐ Partnership

☒ Individual

3. Business Name: Lotus SPA Sales Tax#: _____

Business Address: 1700 Lincoln Hwy St Charles Business Phone: _____

4. Name of Applicant: Fenglan Smythe Home Phone: _____

****Must include a photocopy of government issued identification card.**

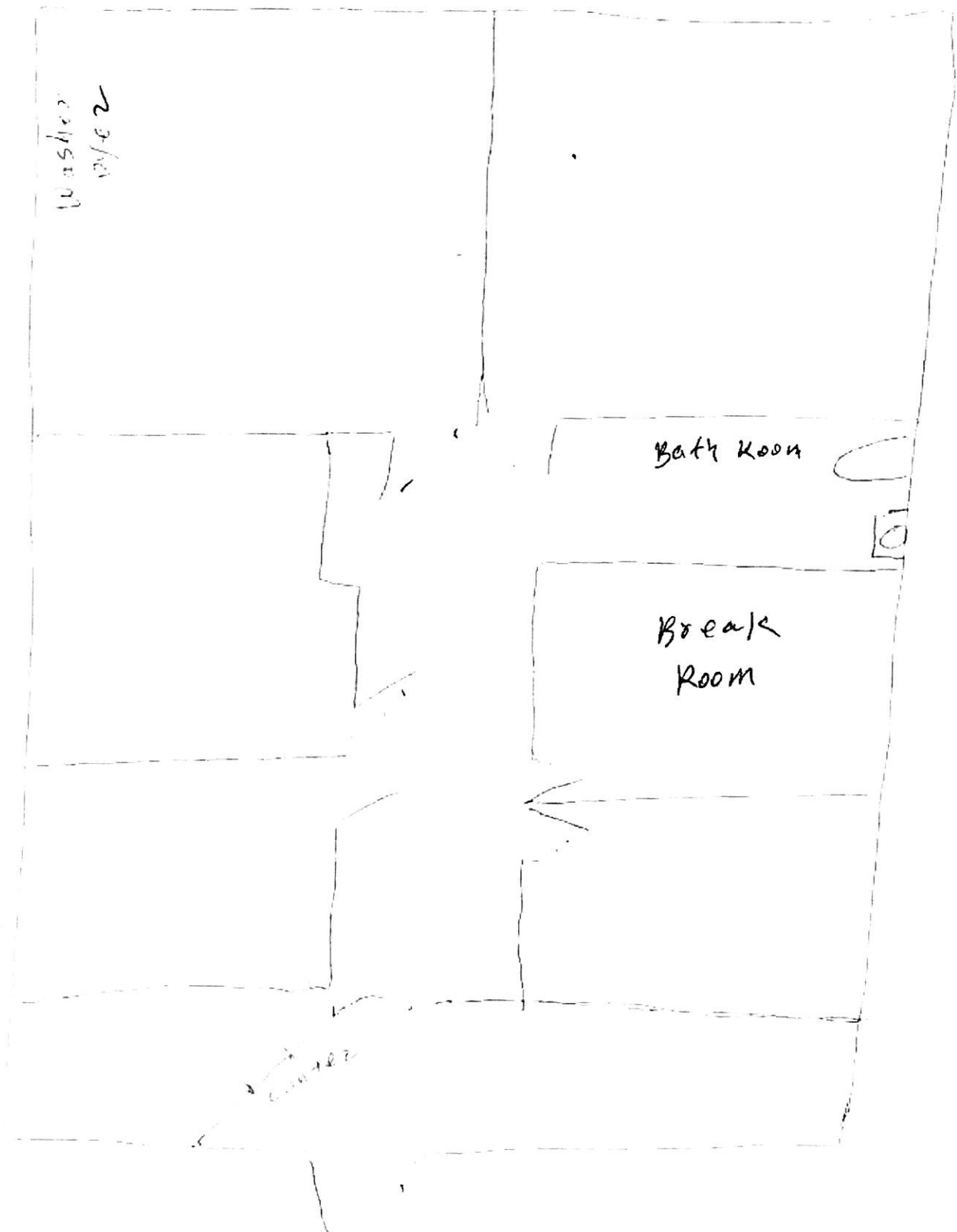
5. Have you ever been convicted of a criminal ordinance violation (other than minor traffic offences):

☐ Yes

☒ No

6. If yes, explain in detail:

1700 Lincoln Highway unit J
St Charles IL





City of St. Charles
Office of the Mayor
Two East Main Street
St. Charles, Illinois 60174-1984
Phone: 630-377-4455 • Fax: 630-377-44400

Office Use Only
Received: 4/28/05
Amount Paid: _____
Receipt: _____

MESSAGE ESTABLISHMENT LICENSE APPLICATION

IMPORTANT: Application must be completed in full and notarized before it will be accepted.
All fees must be paid at the time the application is submitted.

Annual License Application Fee: \$250.00

Fingerprint Fee: \$50.00

NOTE: Applicant must be fingerprinted by the St. Charles Police Department and must provide two passport-size photographs (1" x 1.5" head and shoulders area, face forward) with this application.

1. ☒ New License Application ☐ Renewal Application ☐ Application Change

2. Please select the option that best describes your business:

☒ Corporation ☐ Partnership ☐ Individual

3. Business Name: Spa Vargas Wellness Sales Tax#: 3206-2109
Business Address: 4051 East Main Street Business Phone: 630.307.1100

4. Name of Applicant: Lori Vargas Home Phone: _____

Must include a photocopy of government issued identification card.

5. Have you ever been convicted of a criminal ordinance violation (other than minor traffic offences):

☐ Yes ☒ No

6. If yes, explain in detail:

10 beds



Floorplan Spa Entry Level

