Village of Downers Grove

Liquor Commission – Agenda

Table 1 – Liquor Commission meeting information.

Meeting Location	**Civic Center – Betty Cheever Council Chambers**
Meeting Address	850 Curtiss St., Downers Grove, IL 60515
Meeting Date	November 5, 2026 at 6:30 PM

Call to Order.

Roll Call.

Approval of Minutes.

October 1, 2026

Action Items/Public Hearings.

Application Hearings:

Ranalli's Downers Grove, LLC d/b/a Ranalli's located at 5200 Main Street, for a Class R-1/O liquor license.

Jefferson Liquors, Inc. d/b/a Joe's Beverage Depot located at 1630 W. 75th Street, for a Class P-1 liquor license.

New Business.

Old Business.

Public Comments.

Adjournment.

Village of Downers Grove

Liquor Commission – DRAFT Minutes

Table 1 - Liquor Commission meeting information.

Meeting Location	Civic Center – Betty Cheever Council Chambers
Meeting Address	850 Curtiss Street, Downers Grove, IL 60515
Meeting Date	October 1, 2026

I. Call to Order.

Chairman Johnson called the October 1, 2026 Liquor Commission meeting to order at 6:00 p.m.

II. Roll Call.

PRESENT: Mr. Dietrich, Ms. Kastory, Ms. Saucedo, Chairman Johnson

ABSENT: Mr. Fenton, Mr. Mehta

STAFF: Carol Kuchynka, Liaison to the Liquor Commission, Enza Petrarca, Village Attorney

OTHERS: Todd Davies, Nathan Cooper

III. Approval of Minutes.

Chairman Johnson asked for approval of the minutes for the August 6, 2026 Liquor Commission meeting and asked members if there were any corrections, changes or additions.

Hearing no additional changes, corrections or additions, the August 6, 2026 minutes of the Liquor Commission meeting were approved as written.

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

IV. Action Items/Public Hearings.

Chairman Johnson made the following statements:

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

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

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

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

The Rec League – 844 Warren Avenue.

Chairman Johnson stated that the first order of business was an application from Stop at Yes, LLC d/b/a The Rec League located at 844 Warren Avenue. He stated that the applicant is seeking a Class "R-1", full alcohol, on-premise consumption liquor license and a Class "O" outdoor liquor license.

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

Mr. Todd Davies and Mr. Nathan Cooper were sworn in by staff. Mr. Davies introduced himself as part owner and managing partner of The Rec League. Mr. Cooper introduced himself as the general manager of The Rec League.

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

Mr. Davies stated that The Rec League first story will hold a Spanish inspired restaurant and patio with small plate, tapas, chef driven scratch with homemade desserts with an extensive Spanish wine list and contemporary spins on classic Spanish cocktails. He stated that the second story will house the rec league which is a comfortable hangout with 5 golf simulators, 3 dart simulators, a bar, fireplace, regular and soft seating. He stated they will serve elevated and unique, casual chef-inspire bar food.

Mr. Davies advised The Rec League will have 60+ full-time employees. He stated that training will occur for two weeks. He stated that they have been practicing at Cadence and their other Des Plaines restaurant to get ready for the new site.

Chairman Johnson stated that any decision by the mayor granting a liquor license shall specifically confirm to an expected date of occupancy. No decision shall be valid for more than 90 days after the expected occupancy date. Extensions may be

granted or a new application may be required in accordance with section 3.12 of the Downer's Municipal Code.

Chairman Johnson asked Mr. Davies the anticipated date of occupancy. Mr. Davies replied they were two to three weeks for final inspection but anticipated occupancy at four to five weeks.

Chairman Johnson asked for questions from the Commission.

Mr. Shah asked Mr. Davies if he will be transferring staff between The Foxtail, Cadence and the Bakery. Mr. Davies replied yes. He stated that Nathan has been his manager at The Foxtail for the past three years. He added that the baker at Bee Sweet has worked for him for five years. He stated that another manager from Cadence will be coming over to The Rec League along with a head server. He stated he believes in building up his team and creating greater opportunities for them. He stated he has about a team of 12-14 ready to go. He noted it is easier to train when there are people on board that know what they are doing.

Mr. Shah noticed the early opening hours of The Rec League and asked Mr. Davies to explain. Mr. Davies replied that they hoped to attract people to the golf simulators before going into work on the train. He stated that people will be able to leave their clubs stored and use the golf simulators before/after work from the train. He noted that people may be looking to get out an exercise at all times during Chicago weather. He stated that they may also offer a continental breakfast or complimentary food.

Ms. Kastory had no questions.

Mr. Dietrich had no questions.

Chairman Johnson noted that Mr. Davies owned 5% of the stock. Mr. Davies replied yes.

Chairman Johnson asked Mr. Cooper to expand on his liquor handling experience. Mr. Cooper stated he has been in the restaurant industry for 13 years. He stated as a runner for Fire & Wine in Glen Ellyn and worked his way up to bartender and promoted to general manager. He enjoys a leadership role and wants to create an experience customers want to come back to. He stated about three years ago he met Todd through his wife and has been with the group since.

Chairman Johnson asked Mr. Davies if the lease commenced today. Mr. Davies replied yes.

Chairman Johnson asked how many square feet is The Rec League with the patio. Mr. Davies replied 20,125 square feet.

Chairman Johnson asked the square footage of Cadence. Mr. Davies replied 6,000.

Chairman Johnson asked the number of employees on a typical Friday/Saturday night at Cadence. Mr. Davies replied eight servers, eight cooks, four bartenders, two managers and two dishwashers.

Chairman Johnson also asked the square footage of The Foxtail. Mr. Davies replied 4,100.

Chairman Johnson asked the number of employees on a typical Friday/Saturday night at The Foxtail. Mr. Davies replied comparable to Cadence.

Chairman Johnson noted the 60 full-time staff for The Rec League Mr. Davies mentioned earlier. Mr. Davies replied service and hospitality are a root of their success.

Chairman Johnson asked Mr. Cooper how often he meets with staff to reinforce responsible alcohol service. Mr. Cooper replied daily. He stated that they communicate regularly, not just about alcohol safety but safety in general as well.

Chairman Johnson asked Ms. Kuchynka if there were any violations at The Foxtail or Cadence. Ms. Kuchynka replied no.

Ms. Saucedo asked Mr. Davies about the opening of his Main Street location. Mr. Davies replied they are close to opening and should be calling for final inspections on or about October 15th.

Chairman Johnson asked if staff had any comments concerning the application.

Ms. Kuchynka stated that The Rec League representatives advised that their projected opening would be mid-November, 2026 which she noted was an aggressive date due to the current status of the buildout and may need to be extended.

Ms. Kuchynka stated that factors affecting the finding or recommendation include receipt of the annual fee, certificate of occupancy, certificate of insurance, employee certifications and food and beverage tax registration.

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

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

Mr. Dietrich moved to find Stop at Yes, LLC d/b/a The Rec League located at 844 Warren Avenue qualified for a Class "R-1", full alcohol on-premise consumption liquor license. Ms. Kastory seconded.

Vote.

Aye:	Mr. Dietrich, Ms. Kastory, Ms. Saucedo, Mr. Shah, Chairman Johnson.
Nay:	None.
Abstain:	None.

MOTION CARRIED: 4:0:0.

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

Mr. Dietrich moved to find Stop at Yes, LLC d/b/a The Rec League located at 844 Warren Avenue qualified for a Class "O", outdoor liquor license. Ms. Kastory seconded.

Vote.

Aye:	Mr. Dietrich, Ms. Kastory, Ms. Saucedo, Mr. Shah, Chairman Johnson.
Nay:	None.
Abstain:	None.

MOTION CARRIED: 4:0:0.

Mr. Shah mentioned Tiara in Clarendon Hills and noted they offer coffee in the morning. He wondered if they may offer as the restaurant will be off the train line. Mr. Davies replied it was on his mind but needed to figure out how to execute it. '

V. New Business

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

Ms. Kuchynka advised that she was in the process of reviewing 105 liquor license renewals. She stated that tomorrow, October 2nd was the deadline for renewal. She stated that she has a few licensees that will fall off and a few with d/b/a name changes. She noted those with d/b/a name changes will be required to update all of their supporting documentation.

Ms. Kuchynka stated that the Village Council will be considering an increase in the number of Class P-1, full alcohol, off-premise liquor licenses on October 6th. She advised that P-1's are limited to 25 in number. She noted that there is a wait list and an applicant wishing to apply. She noted that the full alcohol class was opened up to gas stations that requested an upgrade to their beer and wine only license causing the Class P-1 to all be in use. She noted that pending adoption of the ordinance would take place on October 13th - increasing the number of P-1 licenses by five. She would keep the Commission posted at the next meeting.

Ms. Kuchynka stated there would not be a November 5th meeting and polled them for attendance. All with the exception of Ms. Saucedo are available. She would poll the absent members but noted there officially is a quorum to hold a meeting next month. She advised that she will have two applications on file and potentially a disciplinary hearing.

VI. Old Business.

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

Ms. Kuchynka referred to the August and September month end reports. She stated that there were a few Octoberfest special events during September.

Ms. Petrarca reported on the 7-Eleven appeal to the ILCC. She stated that a hearing is scheduled for October 20th and would keep them posted on the proceedings. Chairman Johnson asked about the fines and suspension issued in the case. Ms. Petrarca replied that those are stayed until the ILCC case.

Mr. Shah asked if they needed to discuss the opening of Bee Sweet. Ms. Kuchynka noted she would ask them for an extension concerning the projected date of opening.

VII. Public Comments.

There were none.

VIII. Adjournment.

Concluding business for the evening, Chairman Johnson called for a motion to adjourn. Mr. Mehta moved to adjourn the October 1, 2026 meeting. The meeting was adjourned by acclimation at 6:55 p.m.

Village of Downers Grove

Liquor Commision - Report

Table 1 - Liquor Commission Report.

Meeting Location	Civic Center – Betty Cheever Council Chambers
Meeting Address	850 Curtiss Street, Downers Grove, IL 60515
Meeting Date	November 5, 2026 at 6:30 PM
Subject	Ranalli's Downers Grove, LLC d/b/a Ranalli's – 5200 Main Street
Type	Application for Class R-1/O Liquor Licenses
Submitted by	Carol Kuchynka, Liaison to the Liquor Commission

Request.

The applicant is requesting a Class R-1/O liquor license for Ranalli's located at 5200 Main Street.

Notice.

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

General Information.

Officer(s): Matthew Menna, Managing Partner; Andrew Gloor, Managing Partner

Stockholder(s): Ranalli's Downers Grove GP, LLC - 100%

Manager: Andrew Zolnierowicz

Licensee: Ranalli's Downers Grove, LLC

1326 Madison Street, Unit 2R

Chicago, IL 60607

Property Information.

Existing Land Use: Commercial

Property Size: (7,298 square feet)

Analysis.

Submittals

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

1. Application for Liquor License
2. Application for Outdoor Liquor License
3. Lease
4. Menus
5. Liquor Handling Manual
6. Floor Plan

Project Description

The applicant is requesting a Class R-1/O liquor license for the operation of a restaurant located at 5200 Main Street.

Compliance with the liquor ordinance

The establishment is defined as:

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

License conditions:

"R 1" Restaurant licenses shall authorize the sale of alcoholic liquor for consumption on the licensed premises and the retail sale of beer, wine and mixed drinks for consumption off the licensed premises pursuant to DGMC Section 3.33.6 herein, where the primary business is that of a restaurant, as defined herein. Such licensees may provide delivery service pursuant to DGMC Section 3.33.4.

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

Operation of the outdoor area for a Class C license is limited to private party rentals and shall be subject to the provisions set forth in DGMC Section 3.32.

Public Safety Requirements

A building permit has been issued. Fire Prevention and Community Development Department will need to conduct a walkthrough of the facility. A Certificate of Occupancy pending upon finalization of buildout. Health Department approval is required.

Factors Affecting Finding or Recommendation

Annual fee, certificate of insurance, Certificate of Occupancy, employee certifications, satisfactory background checks and Food & Beverage Tax registration. A license agreement will be required for the use of public property for the outdoor café areas.

Recommendation

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

A recommendation from the Commission concerning its finding of "qualified" or "not qualified" with regard to their Class R-1 liquor license application, along with any conditions and/or restrictions with respect to this applicant.

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

Village of DOWNERS GROVE FOUNDED IN 1832

downers.us

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

MAIN 630.434.5500
POLICE 630.434.5600

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

630.434.5980

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

630.434.5460

October 14, 2026

Mr. Daniel Rubinow, Esq.
Ranalli's Downers Grove, LLC
5200 Main Street
Downers Grove, IL 60515

Via Email
drubinow@tkhlaw.com

RE: Application for Class R-1/O Liquor License
Ranalli's
5200 Main Street, Downers Grove, IL 60515

Dear Mr. Rubinow:

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

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

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

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

Very truly yours,

Carol Kuchynka

Carol Kuchynka
Liaison to the Liquor Commission

VILLAGE OF DOWNERS GROVE

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Village of Downers Grove

LIQUOR LICENSE APPLICATION

Date: 9/1/26

Application is hereby made to the Local Liquor Commissioner of the Village of Downers Grove for issuance of a Class R-1/O liquor license, pursuant to the ordinances of the Village and laws of the State of Illinois.

1. GENERAL INFORMATION

1.1. Applicant

Name: RANALLI'S DOWNERS GROVE, LLC

Address: 1326 W MADISON STREET, UNIT 2R, CHICAGO, IL 60607

Phone: 773-528-2240

1.2. Status

- ○ Individual(s) or Sole Proprietorship
- ○ Corporation
- ◉ Limited Liability Company
- ○ Partnership
- ○ Other (explain) _____

1.3. Liquor Manager

Name: Andrew Zolnierowicz

Address: [redacted]

Phone: [redacted]

Driver's License Number: [redacted]

Social Security Number (Last Four): [redacted]

Date of Birth: [redacted]

Place of Birth: [redacted]

2. PREMISES

2.1. Doing Business As: RANALLI'S

Address: 5200 MAIN STREET, DOWNERS GROVE, IL 60515

Phone: 773-528-2240

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

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

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

If yes,

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

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

Name: The Fifty-Two Hundred LLC

Address: 5200 Main Street, Downers Grove, Illinois 60515

Phone: 630-728-3459

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

(●) No ( ) Yes

2.4. State the anticipated date of occupancy. 12/21/2026

3. CORPORATION/LIMITED LIABILITY COMPANY

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

3.1. Applicant was incorporated or organized under the laws of the State of ILLINOIS on the 8TH day of SEPTEMBER, A.D., 2025.

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

( ) No ( ) Yes N/A

3.3. Registered Agent:

Name: BRIAN TROGLIA

Address: 1525 N Elston, #200, Chicago, IL 60642

Phone: (847) 767-9661

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

4. PARTNERSHIP N/A

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

4.1. Applicant was formed under the laws of the State of _____ on the _____ day of _____, A.D., _____.

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

4.3. If Applicant was not formed under the laws of the State of Illinois, is Applicant a foreign partnership qualified under the Illinois Uniform Partnership Act or the Illinois Uniform Limited Partnership Act, as now or hereafter amended, to transact business in the State of Illinois?

○No ○Yes

4.4. Registered Agent: ☑Not Applicable

Name: _____

Address: _____

Phone: _____

4.5. General Partner: ☑Not Applicable

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

Name: _____

Address: _____

Phone: _____

4.6. Managing Partner: ☑ Not Applicable

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

Name: _____

Address: _____

Phone: _____

4.7. Partnership Applicants must complete and attach Partnership forms.

5. SOLE PROPRIETORSHIP

Name: N/A

NOTE: Pursuant to 235 ILCS 5/6-2 (1) Sole proprietor must be resident of the Village in which the premises covered by the license is located. Pursuant to 235 ILCS 5/6-2 (3) Sole proprietor must be a citizen of the United States.

Skip to Section 6.

6. QUALIFICATIONS

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

◉ No

○ Yes, please identify the following:

a. Jurisdiction revoking or suspending license: N/A

b. Date of revocation or suspension: N/A

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

d. Additional explanatory information, if desired: N/A

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

◉ No

○ Yes, please identify the following:

a. Jurisdiction revoking or suspending license: N/A

b. Date of revocation or suspension: N/A

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

d. Additional explanatory information, if desired:
N/A

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

◉ No

○ Yes, please identify the following:

a. Jurisdiction revoking or suspending license: N/A

b. Date of revocation or suspension: N/A

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

d. Additional explanatory information, if desired:
N/A

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

◉ Yes ○ No

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

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

◉ No

○ Yes, please identify the following:

a. Jurisdiction revoking or suspending license: N/A

b. Date of revocation or suspension: N/A

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

d. Additional explanatory information, if desired: N/A

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

◉ No

○ Yes, please provide details.

_____

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

◉ No

○ Yes, please provide details.

_____

6.8. Is applicant a citizen of the United States?

○ Yes ○ No ◉ Not Applicable – Corporation / LLC / Partnership

6.9. Is applicant a resident of Downers Grove?

○ Yes ○ No ◉ Not Applicable – Corporation / LLC/ Partnership

7. SUBMITTALS

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

✓ Liquor Manager

___ Officers and Directors

___ Ownership Interests

___ Partnership

___ Declaration

___ Outdoor Sales Application

___ Certifications

___ Articles of Incorporation or Organization (if applicable)

___ Proof of Ownership of Premises (i.e. title report)

___ Lease-If premises not beneficially owned by Applicant (for the full period for which the license is to be issued)

___ Floor Plan, as required for any premises to be licensed for sale of alcoholic liquor for consumption on the premises, drawn to scale, and with sufficient detail to depict types of seating, location of bars and other design features.

___ Employee liquor handling training manual

___ Application fee

___ Certificate of Insurance

___ Menu (If applicable)

___ Reduced Menu - after regular menu hours (If applicable)

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

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

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

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

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

Name of Corporation/Limited Liability Company/Partnership/Sole Proprietorship:

RANALLI'S DOWNERS GROVE, LLC

Applicant Signature: Matthew Menna (Sep 13, 2026 15:19:37 CDT)

Printed Name: Matthew Menna

Title: Owner

Date: 09/13/2026

Location	Type	Account #
STATE LIQUOR LICENSES		
Porter	State of Illinois - Licenses	
Ranalli's WL	State of Illinois - Licenses	
STATE COMBINED LIQUOR LICENSES		
Kirkwood	State of Illinois - Licenses	
Ranalli's LP	State of Illinois - Licenses	
Brickhouse	State of Illinois - Licenses	
Benchmark	State of Illinois - Licenses	
Federales Logan	State of Illinois - Licenses	
Gaslight	State of Illinois - Licenses	
Federales Fulton	State of Illinois - Licenses	
IBA CERTIFICATES		
Federales Fulton	State of Illinois - Licenses	
Brickhouse	State of Illinois - Licenses	
Porter	State of Illinois - Licenses	
Federales Logan	State of Illinois - Licenses	
Gaslight	State of Illinois - Licenses	
Benchmark	State of Illinois - Licenses	
Ranalli's LP	State of Illinois - Licenses	
Ranalli's WL	State of Illinois - Licenses	
Kirkwood	State of Illinois - Licenses	
CATERING LICENSES*	**attach local caterer's license**	
Porter	State of Illinois - Licenses	
Federales Logan	State of Illinois - Licenses	
Ranalli's WL	State of Illinois - Licenses	

Docusign Envelope ID: FB87B100-1E91-89CF-8190-A1503F119D2E

Village of Downers Grove

MANAGER APPLICATION

Name of License Holder: RANALLI'S DOWNERS GROVE, LLC

Doing Business As: RANALLI'S

Address: 5200 MAIN STREET, DOWNERS GROVE, IL 60515

Phone: 773-528-2240

License Number: _____

Manager Name: Andrew Zolnierowicz

Phone: [redacted]

Residence Address: [redacted]

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

_____

Date of Birth: [redacted]

Place of Birth: [redacted]

Social Security Number (Last Four): [redacted]

Citizenship: [redacted]

If naturalized, date/place of naturalization: _____

Driver's License Number and State: [redacted]

Number of hours per week of employment (minimum 35): 40

Docusign Envelope ID: FB87B100-1E91-89CF-8190-A1503F119D2E

Experience

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

Employed with Four Corners Tavern Group, Inc ("4C") since 2010. 4C currently owns and operates 11 bars and restaurants.

Andy has held the positions of Bartender, Manager, and General Manager. He has been a Manager/GM for 12 years, and specifically, has been the GM of Ranalli's Lincoln Park and Ranalli's West Loop since March 2021.

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

Signature of Manager: Signed by: Andrew Edwierowicz 539DF97CD010450...

Date: 09/01/2026 9/2/2026

Village of Downers Grove

PARTNERSHIP FORM

Applicant: RANALLI'S DOWNERS GROVE, LLC

By: Matthew Menna

Corporate Title: President, Keystone Holdings Corp., Manager of Applicant

Date: 09/26/2026

The following is a listing of:

a. All general partners of any Applicant partnership formed pursuant to the Illinois Uniform Partnership Act or similar statute of another state; or

b. All general partners of any Applicant partnership formed or authorized to transact business as a foreign limited partnership, pursuant to the Illinois Revised Uniform Limited Partnership Act, as now or hereafter amended; or,

c. All limited partners owning, directly or indirectly, five (5%) or more of the aggregate limited partnership interest of any Applicant partnership formed or authorized to transact business as a foreign limited partnership, pursuant to the Illinois Revised Uniform Limited Partnership Act, as now or hereafter amended; or,

d. All general or managing partners of any Applicant partnership which is not formed or authorized to transact business as a foreign limited partnership, pursuant to the Illinois Revised Uniform Limited Partnership Act, as now or hereafter amended.

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

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

Name: Ranalli's Downers Grove GP, LLC

Address: 1326 W. Madison Street, Unit 2R, Chicago, IL 60607

Phone: 773-528-2240

Date of Birth: N/A - Entity

Place of Birth: N/A - Entity

Social Security Number (Last Four): N/A - Entity

Citizenship: N/A - Entity

If naturalized, date/place of naturalization: N/A

Driver's License Number and State: N/A - Entity

◉ General Partner ○ Limited Partner ○ Managing Partner

Ownership Interest: 100% (sole member of Applicant)

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

None

Name: Matthew Menna

Address: [redacted]

Phone: [redacted]

Date of Birth: [redacted]

Place of Birth: [redacted]

Social Security Number (Last Four): [redacted]

Citizenship: [redacted]

If naturalized, date/place of naturalization: N/A

Driver's License Number and State: [redacted]

○ General Partner ○ Limited Partner ◉ Managing Partner

Ownership Interest: 50% of Ranalli's Downers Grove GP, LLC (50% indirect interest in Applicant)

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

SEE ATTACHED

Name: Andrew Gloor

Address: [redacted]

Phone: [redacted]

Date of Birth: [redacted]

Place of Birth: [redacted]

Social Security Number (Last Four): [redacted]

Citizenship: [redacted]

If naturalized, date/place of naturalization: N/A

Driver's License Number and State: [redacted]

○ General Partner ○ Limited Partner ◉ Managing Partner

Ownership Interest: 50% of Ranalli's Downers Grove GP, LLC (50% indirect interest in Applicant)

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

SEE ATTACHED

Village of Downers Grove

LIQUOR OUTDOOR SALES APPLICATION

Date: 09/01/2026

Application is hereby made to the Village of Downers Grove for the sale, service and consumption of alcoholic liquor in an outdoor seating area adjacent to premises licensed to sell alcoholic liquor for consumption on the premises. In support of said application the following is submitted:

1. Applicant

   Name: RANALLI'S DOWNERS GROVE, LLC

   Address: 1326 W MADISON STREET, UNIT 2R, CHICAGO, IL 60607

   Phone: 773-528-2240

2. Business

   Doing Business As: RANALLI'S

   Address: 5200 MAIN STREET, DOWNERS GROVE, IL 60515

   Phone: 773-528-2240

3. Liquor Manager

   Name: Andrew Zolnierowicz

   Address: [redacted]

   Phone: [redacted]

4. Requirements

In addition to this application form the following shall be submitted:

Site Plan - This shall be drawn to scale, and with sufficient detail to depict the proposed outdoor seating area. This should include, but is not limited to, the location and area surrounding as well as the location and dimension. This shall depict the location of ingress, egress, tables, decorations, furnishings, equipment, entertainment/sound amplifying equipment, perimeter barriers, the total square footage to be occupied by the area and the maximum seating capacity.

Operation Plan - This shall describe the proposed outdoor area detail. This should include, but is not limited to, the dates, days and hours of operation, liquor service manuals, staff, security, maintenance personnel and proposed menu, and such other items as may be appropriate.

Improvement Plan - Detailed plans showing all proposed changes or improvements related to the outdoor seating area.

Application Fee – See Administrative Regulation entitled "User-Fee, License and Fine Schedule".

Applicant understands and agrees that additional information and material may be required during the processing of this application related to this application, the information provided herein, including attachments. Applicant agrees to provide such additional information and material and that failure to do so may delay the processing of this application or result in its denial. In the event Applicant is made aware that any information or

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

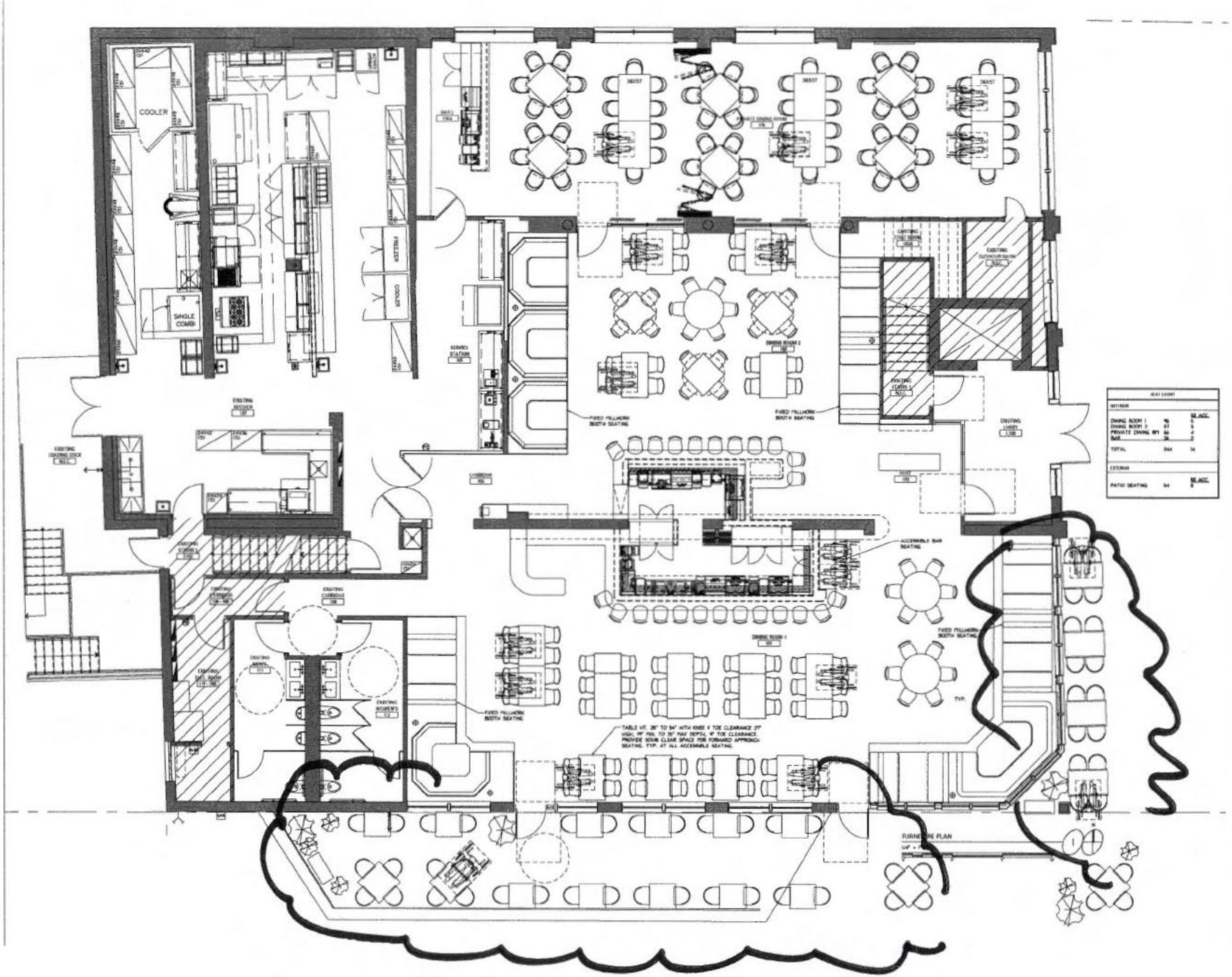
THE UNDERSIGNED, BEING DULY SWORN, DOES STATE AS FOLLOWS:

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

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

C. THAT THE UNDERSIGNED HAS REVIEWED AND SHALL COMPLY WITH THE PROVISIONS OF THE DOWNERS GROVE MUNICIPAL CODE AS IT RELATES TO OUTDOOR SALES.

Applicant Signature:	Matthew Menna (Sep 13, 2026 15:19:37 CDT)
Printed Name:	Matthew Menna
Title:	President, Keystone Holdings Corp., Manager of Applicant
Date:	09/13/2026



jSa
jonathan SPLITT
architects ltd.

4001 north ravenswood ave.
suite 601
chicago illinois 60613

773 883 1017 phone
773 883 3081 fax
jsa@jsarch-ltd.com

architect:

JONATHAN G. SPLITT 001-015993 REGISTERED ARCHITECT STATE OF ILLINOIS

signed,
04.17.2006

expires 11.30.2006

1. 04.17.2006 Issued for PERMIT REVIEW

project no. 2533
project INTERIOR ALTERATION AT EXISTING RESTAURANT
5200 MAIN STREET
DOWNERS GROVE, ILLINOIS
60515

description:
FURNITURE PLAN

A
2.7

Ranalli's: 5200 Main

Sidewalk Café Limits
Café Area

Sidewalk Area: 879 SF



N

Village of Downers Grove

LIQUOR BUSINESS ACTIVITY DECLARATION

Name of Liquor License Applicant / Holder: RANALLI'S DOWNERS GROVE, LLC

Doing Business As: RANALLI'S

Address: 5200 MAIN STREET, DOWNERS GROVE, IL 60515

Phone: 773-528-2240

License Class: R-1/O

Main or Principal Business to be conducted by the Applicant on the premises stated above: RESTAURANT WITH INCIDENTAL LIQUOR SERVICE

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

Food 58 (%)

Alcohol 41 (%)

Non-alcoholic Beverages: 1 (%)

Other – List: _____

Monday:	4PM	Open	12AM	Close
Tuesday:	4PM	Open	12AM	Close
Wednesday:	4PM	Open	12AM	Close
Thursday:	4PM	Open	1AM	Close
Friday:	4PM	Open	1AM	Close
Saturday:	11AM	Open	1AM	Close
Sunday:	11AM	Open	12AM	Close

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

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

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

Applicant Signature	Matthew Menna (Sep 13, 2026 15:19:37 CDT)
Printed Name	Matthew Menna
Title	President, Keystone Holdings Corp., Manager of Applicant
Date	09/13/2026

Village of Downers Grove

LIQUOR CERTIFIED EMPLOYEE DECLARATION

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

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

Name of Corporation/Limited Liability Company/Partnership/Sole Proprietorship:

RANALLI'S DOWNERS GROVE, LLC

Address: 5200 MAIN STREET, DOWNERS GROVE, IL 60515

Signature: Matthew Menna (Sep 13, 2026 15:19:37 CDT)

Printed Name: Matthew Menna

Title: President, Keystone Holdings Corp., Manager of Applicant

Date: 09/13/2026

Illinois BASSET

SELLER / SERVER CERTIFICATION

Trainee Name: Andrew Zolnierowicz

Certificate #: 7847201

Date of Completion: 09/02/2026

School Name:
360training.com dba Learn2Serve

I, _____

certify that the above named person successfully completed an approved Learn2Serve Seller/Server course.

This course provides necessary knowledge and techniques for the responsible serving of alcohol.

This is your temporary certificate of completion. You will receive your official card in the mail. Please forward all questions to support@360training.com

learn2serve

Corporate Headquarters
6504 Bridge Point Parkway, Suite 100
Austin, TX 78730



FOOD DRINKS LATE NIGHT MENU

APPETIZERS

BRUSCHETTA $13
mighty vine tomatoes, parmesan, basil & olive oil

MEATBALLS $17
parmesan, marinara sauce, garlic bread

FRIED CALAMARI $19
classic breading, marinara, aioli, lemon

CRISPY CHEESE CURDS $13
marinara or ranch

FEATURED

BURRATA $18
spicy roasted grapes, arugula, mighty tomatoes, olive oil, crostini

♡ 3

CHICKEN WINGS $17
buffalo or bbq; ranch or blue cheese

JUMBO CHICKEN TENDERS (5) $19
ranch, bbq, honey mustard

GARLIC KNOTS $12
knotted pizza dough, garlic butter, spicy parmesan, marinara and ranch

TOASTED BOLOGNESE RAVIOLI $15
marinara, spinach-parmesan dip

BAKED PRETZEL $10
honey mustard, dipping cheese

SANDWICHES & MORE

Add Bacon or An Egg* to Any Sandwich for $2.00 Each

4C SMASH BURGER* $18
two angus beef patties, american cheese, lettuce, pickle, red onion, dijonnaise, brioche bun

TURKEY BURGER $18
mixed greens, chipotle aioli, avocado, whole wheat bun

CHICKEN PARMESAN $18
breaded or grilled chicken breast, mozzarella, marinara, toasted garlic bread

CAPRESE GRILLED CHICKEN SANDWICH $17
fresh mozzarella, mighty-vine tomatoes, arugula, balsamic onions, basil aioli, focaccia bread

BEYOND BURGER $18

american cheese, lettuce, tomatoes, red onions, pickles, dijonnaise, vegan brioche

SALADS

Add Chicken $5.00 Regular / $9.00 Family

ITALIAN

iceberg, radicchio, capicola, salami, pepperoni, pecorino, kalamata olives, tomatoes, red peppers, red onions, croutons, banana peppers, creamy Italian dressing
Individual $10 · Family Size $18

CAESAR

romaine, croutons, pecorino cheese, caesar dressing
Individual $10 · Family Size $18

GARDEN

tomatoes, onions, kalamata olives, banana peppers, mozzarella cheese, garbanzo beans, croutons, ranalli's vinaigrette
Individual $10 · Family size $18

GREEK

tomatoes, onions, cucumbers, kalamata olives, feta cheese, greek dressing
Individual $10 · Family Size $18

KALE

shaved broccoli, farro, toasted almonds, fresh herbs, almond-lime dressing, orange, crispy wontons
Individual $10 · Family Size $18

FEATURED

WATERMELON & TOMATO

mighty tomatoes, watermelon, fresh basil, mint, feta, balsamic reduction
Individual $10 · Family $18



FOOD DRINKS LATE NIGHT MENU

LATE NIGHT MENU

available after United Center events

APPETIZERS

JUMBO CHICKEN TENDERS (5) $19

ranch, bbq, honey mustard

CHICKEN WINGS $17

buffalo or bbq; ranch or blue cheese

CRISPY CHEESE CURDS $13

marinara or ranch

FRIED CALAMARI $19

classic breading, marinara, aioli, lemon

TOASTED BOLOGNESE RAVIOLI $15

marinara, spinach-parmesan dip



COCKTAILS | THE CLASSICS

4C OLD FASHIONED $14

benchmark bourbon, demerara syrup, angostura aromatic bitters, orange swatch, luxardo cherries

MARGARITA $14

pueblo viejo, cointreau, lime, agave (*also available as spicy or jalapeno)

KENTUCKY MULE $14

sazerac rye, lemon and top note ginger beer served in a specialty whiskey glass

WHAT'S UP SPRITZES? $14

your choice of the classic aperol version or the hugo made with elderflower liqueur

THAT'S, THAT ME ESPRESSO $14

ch vodka, dark matter espresso, borghetti espresso liqueur

MARTINI $14

chicago-style, classic, dirty, filthy

COCKTAILS | ORIGINAL AND ROTATING

FEATURED

ROSEMARY GIN & TONIC $14

rosemary infused junipero gin, lime, simple syrup, fever-tree elderflower tonic water

LOOSE GOOSE $14

grey goose watermelon basil, marie brizard blackberry, lemon, agave, sparkling water

JAMESON IRISH COFFEE $14

jameson, buffalo trace bourbon cream, simple syrup, coffee

LYCHEE FOR ME-CHEE $14

haiken lychee vodka, haiken yuzu vodka, lemon, simple syrup

FEATURED

A "NUTTY AFFAIR" $14

giambrone pistachio liqueur, tempus fugit creme de cacao a la vanille, aspen artisanal colorado vodka - served up in a coupe

JALAPEÑO PALOMA $14

jalapeño infused tanteo blanco, pink grapefruit, lime, agave, jarritos grapefruit soda

GREEN CHILE GIMLET $14

green chile infused st. george vodka, lime, simple syrup, half tajin rim

PRICKLY PADRE $14

pueblo viejo blanco, liquid alchemist prickly pear syrup, lime, simple syrup, sparkling water, green grape garnish

SHAKE YOUR MATCHA-MAKER! $14

bombay dry gin, chareau aloe liqueur, lime, matcha infused simple syrup

RESTAURANT LEASE

LESSOR: The Fifty-Two Hundred LLC
5200 Main Street
Downers Grove, Illinois. 60515

9.10.25 –

LESSEE: Ranalli's Downers Grove LLC ✓

10 yrs

DATE: September 10th, 2025

The Lessor hereby leases to the Lessee and the Lessee hereby leases from the Lessor the Leased Premises (as herein defined) for a term of years as hereinafter set forth, for the purposes and upon the terms, covenants and conditions stated as follows:

1. LEASED PREMISES: The premises leased hereunder (the "Leased Premises" or "Premises") shall be deemed to include 7298 square feet of first floor commercial space, the outdoor dining space, 2465 square feet of basement space, and the parking area, all of which comprise a portion of the overall building (the "Building") owned by Lessor and commonly known as 5200 Main Street Downers Grove, Illinois as legally described in Exhibit A attached hereto and by this reference made a part hereof. A copy of the floor plan depicting the Leased Premises is also attached as Exhibit B.

2. PURPOSE: Lessee shall have the right to use the Leased Premises for a restaurant and bar, inclusive of the service of alcoholic beverages, and no other purpose without Lessor's prior written consent. ✓

3. TERM: Lessor will deliver the Leased Premises to Lessee upon execution of this Lease (the "Commencement Date"). The initial term of this Lease (the "Initial Term") shall commence on the "Rent Commencement Date" (as defined below) and shall terminate on the date ten (10) years thereafter ("Termination Date"), or as the Initial Term is extended as provided herein.

A. Lease is subject to Option(s) to renew.

4. PAYMENT OF RENT: Lessee shall pay Lessor or Lessor's agent as rent for the Leased Premises the sums hereinafter set forth, monthly in advance, commencing upon Lessee's receipt of all applicable Certificates of Occupancy required for Lessee to open for business to the public (the "Rent Commencement Date") until termination of this Lease, at Lessor's address stated above or such other address as Lessor may designate in writing. While the Lessee has rent forgiveness until the Rent Commencement Date, Lessee shall continue to be responsible for all utilities and Lessee's proportionate share of real estate taxes and insurance beginning on the Commencement Date. Notwithstanding anything to the contrary in this Section 4, in no event shall the Rent Commencement Date begin later than twelve (12) months from the date of Lease execution.

5. BASE RENT: Base Rent during the term of this Lease shall, subject to the adjustments hereinafter set forth, be as follows: Base Rent, Options for Renewal and Base Rent Payment Schedules are set forth in Section 36 and as Exhibit C and incorporated herein for reference. Base Rent yearly is [redacted] with two

Responsible Liquor Service

Ranalli's Downers Grove

5200 Main Street
Downers Grove, IL 60515

Hours of Operation:

Monday - Wednesday: 4PM - 12AM
Thursday - Friday: 4 PM - 1AM
Saturday: 11AM - 1AM
Sunday: 11AM - 12AM

Responsible Liquor Service

All Employees are required to complete and obtain their Illinois Basset and Food Handler certifications
Certificates are valid for 3 years.

Legal Age

- You must be 21 years old to be served alcoholic beverages
  - YOU are responsible for ensuring that everyone you serve is of legal age
- The Village of Downers Grove conducts undercover alcohol compliance checks, known as "control buy." Always verify IDs, confirm guests are 21 or older, and never serve alcohol when age cannot be verified. Violations may result in fines and disciplinary action.
- If you are convicted for serving a minor, the possible penalties could be:
  - $500 citation to the employee involved in serving alcohol to a minor
  - Up to $1,000 to cover costs of disciplinary hearing
  - Up to $15,000 in fines
  - Loss of job
  - Possibility of suspension and/or revocation of liquor license

Proof of Age

If you are uncertain about an ID, show your Manager! Always error on the side of caution

- You must ask for identification from anyone that looks 40 years old or younger
- It is the **law** that everyone has identification ON THEM!! ***A photo of an ID will not be accepted***

Valid Forms of ID:

- State I.D. card
- Driver's license*
  **Please Note → Vertical IDs may be accepted if the guest is 21 or older and the ID is valid and unexpired. When a vertical ID is presented, staff must notify the Manager on Duty. All vertical IDs must be verified by the Manager on Duty before alcohol service.*
- U.S. Military I.D. card
- Out of state I.D.
- Passport
- Digital ID via Illinois Secretary of State App

Vertical ID - 3 Month Grace Period:

In Illinois, drivers licenses issued to individuals under 21 do not expire on their 21st birthday; they expire exactly three months after their 21st birthday.

- **If it is within 3 months of their birthday** → The vertical ID is a valid form of ID under state law.
- **If it past the 3-month mark** → The ID is officially expired and cannot be accepted as a valid form of ID.

What to do when some of your guests do not have an ID and/or are underage

This pertains to tables - no one under 21 is allowed to be seated at the bar.

- Be aware of that group, communicate to your neighboring servers and bartenders of the table. Talk to your manager if this will be a "dry table." Cases can vary based on events, volume, time of service, etc. Always talk to your MOD for the decision on how you will proceed with that table.
- Communicate to your table once MOD has made a decision on how to proceed. Ask MOD to be in the area if you feel it is necessary.
- Stay visible without hovering
- When serving alcohol to those of legal age, place their drinks directly in front of them so that you will notice if they have been moved. *Good rule of thumb → Use a different type of glass when giving the underage guest water/soda/tea etc.*

Responsible Liquor Service *(Continued)*

Intoxicated Guests

- Inform MOD and security of the intoxicated guest
- A manager will be the one that tells a guest that we will no longer serve them alcohol
- When you feel that a guest has had too much to drink and we need to stop serving alcohol, go to your manager and give them all of the information
- If you are uncertain if a guest is too intoxicated - ask your team! We are here to help - ask for a manager to go by your table and help make the call.
- Know the "signs" of an intoxicated person. Below are a few examples:
    - Loud and/or slurred speech
    - Glazed eyes
    - Poor coordination
    - Drowsiness
    - Loud behavior
    - Unable to sit on chair
    - Complaining about the strength of the drink
    - Argumentative / Increased Aggression
    - Drastic Mood Changes *(i.e. - aggressive, overly friendly, drowsy, confused, etc.)*
- If you notice someone's behavior may become a potential problem, there are preventative measures you can take. Below are a few ways to proactively address the situation:
  As always, communicate with MOD immediately!
    - **Pace Service:** Slow down drink orders, perhaps by intentionally taking a bit longer or offering a water and/or non-alcoholic drink first
    - **Offer Food:** Encourage the guest to eat by offering some menu favorites and/or bringing over a food menu for them to look over
    - **Serve Water**: This is key! Always have a water available and place it in front of guest and politely encourage them to drink it
    - **Suggest Alternatives:** Offer lower-alcohol beverages or non-alcoholic cocktails/beverages
    - **Monitor/Be Aware/Count Drinks:** Keep track of the number of drinks and observe behavior

Cutting Guests OFF

- Inform the MOD immediately of your intention regarding cutting a guest off/refusing to serve. Management will intervene and take the lead on informing the guest that they will not be served.
- This does not have to be confrontational – it is all in how you present this to the guest in question
- Remain calm and speak to the guest in a respectful manner. Reminder, the goal is to always de-escalate!
- There are several ways to address this issue. Here are a couple recommendations of how to politely cut someone off:
    - *Speak with a friend of the person in question at the table or at the bar that might be reasonable and indicate that you are unable to serve their friend any more drinks – then have the friend deal with the person in question.*
    - *"You have officially drank us out of (their drink), I am afraid that all I can serve you is water from now on."*
    - *"You have had a big night so far, we want you to be welcome back tomorrow – so all I can offer you right now is water."*
    - *"You are welcome to stay in the bar and enjoy yourself, I am unable to serve you anymore this evening. Would you like a glass of water?"*
    - *"I think you have had a good night here so far, we want you to come back, but all I can serve you right now is water."*

Responsible Liquor Service *(Continued)*

Servers & Bartender Responsibilities

- Must verify guests are of age with valid identification
- Give last call half-hour prior to official closing
- Be cognizant of guests and never serve someone who is intoxicated *(inform MOD of guest so they can handle the situation properly)*
- Serve alcohol only during permitted hours
- Must be able to recognize signs of intoxication and know the proper protocol to follow when/if needing to cut someone off
- Enforce local laws regarding minimum drinking age
- Refuse service to minors
- Clearly communicate and inform Management of any and all concerns!

Management Responsibilities

- Ensure all beverage service policies are enforced by staff
- De-emphasize excess liquor sales in marketing and promotions
- Have an awareness of guests' consumption and take appropriate action when dealing with an intoxicated guest. Don't wait until it's too late - be proactive!
- Cutting off a guest when/if necessary
- Keep all staff Illinois Basset and Food Handlers on-site in a binder
- Keep all licenses current and posted on the floor
- Provide food service at least 1 hour prior to official closing
- Keep State identification guide on-site for staff to references out of state IDs if every needed
- Call a cab/uber for intoxicated guests
- Host "refresher" meetings throughout the year and pre-shift the importance of serving alcohol responsibly
- Provide Daily Shift Notes to all team members at the start of each shift - highlighting important updates, service priorities and any key information needed to be prepared for a successful shift.

Responsible Liquor Service *(Continued)*

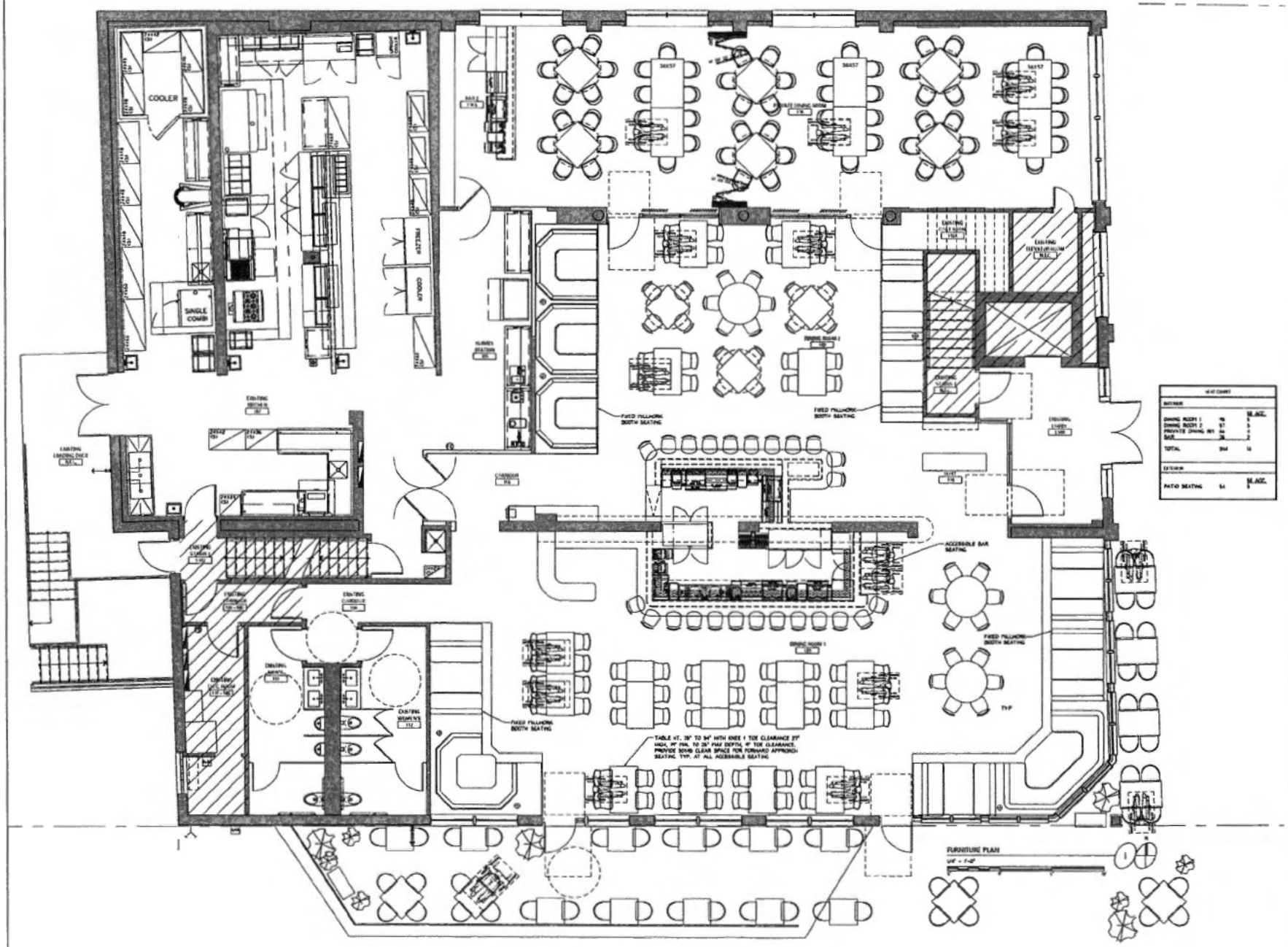
Outdoor and Indoor Policy:

- Outdoor dining areas shall be monitored at all times and designated servers assigned to the area.
- Indoor policies, previously mentioned, shall equally apply to outdoor service.
- Tables will be cleared regularly for unfinished/unattended alcoholic beverages.
- Outdoor areas will be cleaned nightly.
- Use of public property areas will require issuance of a temporary license agreement,

Local Ordinances

- Food service must be available at least one hour prior to close
- All employees who serve, sell or distribute alcoholic beverages must complete their Illinois Basset certified training
- Bottle service is prohibited
- A shareable cocktail *(i.e. Margarita Pitcher)* must be served at minimum to two people, and cannot exceed 64 ounces
- Servers must be at least 19 years of age - however, they are NOT permitted to take the initial order of alcoholic beverages at a table and are NOT allowed to determine/card patrons to confirm they are 21 years of age - this must be done by an employee that is 21. After the initial order has been taken, the 19 year old may continue to serve the guests.
- It is prohibited to give away alcohol

Downers Grove Legal Serving Hours	
Day	**Hours**
Monday - Thursday	8:00AM to 1:00AM, the following day
Friday & Saturday	8:00AM to 2:00AM, the following day
Sunday	9:00AM to 1:00AM, the following day
New Year's Eve	8:00AM to 2:00AM, the following day
St. Patrick's Day	8:00AM to 2:00AM, the following day
Thanksgiving Eve	8:00AM to 2:00AM, the following day



jSa
jonathan SPLITT
architects ltd.

4001 north ravenswood ave.
suite 601
chicago illinois 60613

773 883 1017 phone
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jsa@jsarch-ltd.com

architect:

JONATHAN D. SPLITT 001-015993

signed 06.17.2026 expires 11.30.2026

1.	06.17.2026 issued for PERMIT REVIEW

project no. 2533
project INTERIOR ALTERATION AT EXISTING RESTAURANT
5200 MAIN STREET
DOWNERS GROVE, ILLINOIS 605 15

description
FURNITURE PLAN

A 2.7

Village of Downers Grove

Liquor Commision - Report

Table 1 - Liquor Commission Report.

Meeting Location	Civic Center – Betty Cheever Council Chambers
Meeting Address	850 Curtiss Street, Downers Grove, IL 60515
Meeting Date	November 5, 2026 at 6:30 PM
Subject	Jefferson Liquors, Inc. d/b/a Joe's Beverage Depot – 1630 W. 75th Main Street
Type	Application for Class P-1 Liquor License
Submitted by	Carol Kuchynka, Liaison to the Liquor Commission

Request.

The applicant is requesting a Class P-1 liquor license for Joe's Beverage Depot located at 1630 W. 75th Street.

Notice.

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

General Information.

Officer(s): Adel Sheikah - President/Secretary; Yousra Sheikah, Owner; Ammar Sheikah, Director

Stockholder(s): Adel Sheikah - 50%, Yousra Sheikah - 50%

Manager: Ammar Sheikah

Licensee: Jefferson Liquors, Inc.

17103 Mill Run Court

Tinley Park, IL 60487

Property Information.

Existing Land Use: Commercial

Property Size: (12,000 square feet)

Analysis.

Submittals

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

1. Application for Liquor License
2. Purchase Agreement
3. Liquor Handling Manual
4. Floor Plan

Project Description

The applicant is requesting a Class P-1 liquor license for the operation of a a liquor store located at 1630 W. 75th Street.

Compliance with the liquor ordinance

License conditions:

"P-1" Packaged liquor licenses shall authorize the retail sale on the premises specified, of alcoholic liquor in packages with the seals unbroken, only, and not for consumption on the premises, except that tastings shall be permitted on such premises in accordance with State law. Such licenses may provide delivery service pursuant to DGMC Section 3.33.4 herein. Such licenses shall be only authorized in locations where the sale of packaged liquor is the primary business and/or in locations where the primary business is that of a grocery store, gas/fueling station or convenience store as defined herein.

Public Safety Requirements

A Certificate of Occupancy pending upon finalization of buildout. Health Department approval is not required.

Factors Affecting Finding or Recommendation

Annual fee, certificate of insurance, Certificate of Occupancy, proof of ownership/lease, employee certifications, satisfactory background checks, Food & Beverage Tax registration.

Recommendation

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

A recommendation from the Commission concerning its finding of "qualified" or "not qualified" with regard to their Class P-1 liquor license application, along with any conditions and/or restrictions with respect to this applicant.

Village of DOWNERS GROVE FOUNDED IN 1832

downers.us

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

MAIN 630.434.5500
POLICE 630.434.5600

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

630.434.5980

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

630.434.5460

October 16, 2026

Mr. Adel Sheikah
Jefferson Liquors, Inc.
[redacted]

Via Email
joesbeverage@gmail.com

RE: Application for Class P-1 Liquor License
Joe's Beverage Warehouse
1630 W. 75th Street, Downers Grove, IL 60516

Dear Mr. Sheikah:

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

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

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

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

Very truly yours,

Carol Kuchynka

Carol Kuchynka
Liaison to the Liquor Commission

VILLAGE OF DOWNERS GROVE

a\Joe's\app-hrg.nts

Village of Downers Grove

LIQUOR LICENSE APPLICATION

Date: 10/4/26

Application is hereby made to the Local Liquor Commissioner of the Village of Downers Grove for issuance of a Class P-1 liquor license, pursuant to the ordinances of the Village and laws of the State of Illinois.

1. GENERAL INFORMATION

1.1. Applicant

Name: Jefferson Liquors Inc

Address: [redacted]

Phone: 708-979-2204

1.2. Status

- ◯ Individual(s) or Sole Proprietorship
- ◉ Corporation
- ◯ Limited Liability Company
- ◯ Partnership
- ◯ Other (explain) _____

1.3. Liquor Manager

Name: Ammar Sheikah

Address: [redacted]

Phone: [redacted]

Driver's License Number: [redacted]

Social Security Number (Last Four): [redacted]

Date of Birth: [redacted]

Place of Birth: [redacted]

2. PREMISES

2.1. Doing Business As: Joe's Beverage Warehouse

Address: 1630 W 75th St, Downers Grove, IL, 60516

Phone: TBD

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

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

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

If yes,

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

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

Name: _____

Address: _____

Phone: _____

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

(●) No ( ) Yes

2.4. State the anticipated date of occupancy. 02/01/2027

3. CORPORATION/LIMITED LIABILITY COMPANY

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

3.1. Applicant was incorporated or organized under the laws of the State of IL on the 14th day of nov, A.D., 2004.

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

(●) No ( ) Yes

3.3. Registered Agent:

Name: _____

Address: _____

Phone: _____

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

4. PARTNERSHIP

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

4.1. Applicant was formed under the laws of the State of _____ on the _____ day of _____, A.D., _____.

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

4.3. If Applicant was not formed under the laws of the State of Illinois, is Applicant a foreign partnership qualified under the Illinois Uniform Partnership Act or the Illinois Uniform Limited Partnership Act, as now or hereafter amended, to transact business in the State of Illinois?

◯No ◯Yes

4.4. Registered Agent: ☐Not Applicable

Name: _____

Address: _____

Phone: _____

4.5. General Partner: ☐Not Applicable

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

Name: _____

Address: _____

Phone: _____

4.6. Managing Partner: ☐ Not Applicable

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

Name: _____

Address: _____

Phone: _____

4.7. Partnership Applicants must complete and attach Partnership forms.

5. SOLE PROPRIETORSHIP

Name: _____

NOTE: Pursuant to 235 ILCS 5/6-2 (1) Sole proprietor must be resident of the Village in which the premises covered by the license is located. Pursuant to 235 ILCS 5/6-2 (3) Sole proprietor must be a citizen of the United States.

Skip to Section 6.

6. QUALIFICATIONS

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

◉ No

○ Yes, please identify the following:

a. Jurisdiction revoking or suspending license: _____

b. Date of revocation or suspension: _____

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

_____

d. Additional explanatory information, if desired: _____

_____

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

◉ No

○ Yes, please identify the following:

a. Jurisdiction revoking or suspending license: _____

b. Date of revocation or suspension: _____

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

_____

d. Additional explanatory information, if desired: _____

_____

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

◉ No

○ Yes, please identify the following:

a. Jurisdiction revoking or suspending license: _____

b. Date of revocation or suspension: _____

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

_____

d. Additional explanatory information, if desired: _____

_____

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

◉ Yes ○ No

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

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

◉ No

○ Yes, please identify the following:

a. Jurisdiction revoking or suspending license: _____

b. Date of revocation or suspension: _____

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

_____

d. Additional explanatory information, if desired: _____

_____

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

◉ No

○ Yes, please provide details.

_____

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

◉ No

◯ Yes, please provide details.

_____

6.8. Is applicant a citizen of the United States?

◯ Yes ◯ No ◉ Not Applicable – Corporation / LLC / Partnership

6.9. Is applicant a resident of Downers Grove?

◯ Yes ◯ No ◉ Not Applicable – Corporation / LLC/ Partnership

7. SUBMITTALS

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

✓ Liquor Manager

✓ Officers and Directors

✓ Ownership Interests

___Partnership

___Declaration

___Outdoor Sales Application

___Certifications

___Articles of Incorporation or Organization (if applicable)

___Proof of Ownership of Premises (i.e. title report)

___Lease-If premises not beneficially owned by Applicant (for the full period for which the license is to be issued)

___Floor Plan, as required for any premises to be licensed for sale of alcoholic liquor for consumption on the premises, drawn to scale, and with sufficient detail to depict types of seating, location of bars and other design features.

___Employee liquor handling training manual

___Application fee

___Certificate of Insurance

___Menu (If applicable)

___Reduced Menu - after regular menu hours (If applicable)

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

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

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

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

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

Name of Corporation/Limited Liability Company/Partnership/Sole Proprietorship:

Jefferson Liquors Inc.

Applicant Signature: Adel Sheikah

Printed Name: Adel Sheikah

Title: Owner

Date: 10/4/26

Village of Downers Grove

MANAGER APPLICATION

Name of License Holder: JEFFERSON LIQUORS INC.

Doing Business As: JOE'S BEVERAGE WAREHOUSE

Address: 1630 W 75TH ST, DOWNERS GROVE, IL, 60516

Phone: TBD

License Number: N/A

Manager Name: AMMAR SHEIKAH

Phone: [redacted]

Residence Address: [redacted]

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

Date of Birth: [redacted]

Place of Birth [redacted]

Social Security Number (Last Four): [redacted]

Citizenship: [redacted]

If naturalized, date/place of naturalization:

Driver's License Number and State: [redacted]

Number of hours per week of employment (minimum 35): 40

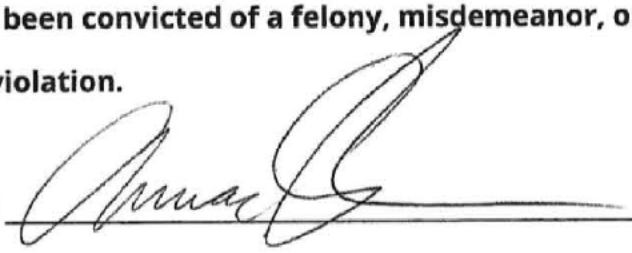
Experience

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

Manager of Joe's Beverage Warehouse Romeoville

Since July 2019

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

Signature of Manager: 

Date: 10/14/2026

Village of Downers Grove

OFFICERS AND DIRECTORS FORM

Applicant: Jefferson Liquors Inc.

By: Adel Sheikah

Corporate Title: Owner

Date: 10/04/2026

The following is a listing of all officers and directors of the Applicant's Corporation.

Note: include the person's full name, address and corporate title; use additional pages if necessary.

Please attach a completed Background Check Waiver for each officer and director.

Name: Adel Sheikah

Address: [redacted]

Phone: [redacted]

Date of Birth: [redacted]

Place of Birth: [redacted]

Social Security Number (Last Four): [redacted]

Citizenship: [redacted]

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

Driver's License Number and State: [redacted]

Corporate Title: Owner

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

Joe's Beverage Warehouse, 460 N Independence Blvd,

IL License #1A-1141395 Current License Issued 3/5/26, exp 3/31/27

Name: Yousra Sheikah

Address: [redacted]

Phone: [redacted]

Date of Birth: [redacted]

Place of Birth: [redacted]

Social Security Number (Last Four): [redacted]

Citizenship: [redacted]

If naturalized, date/place of naturalization:

Driver's License Number and State: [redacted]

Corporate Title: Owner

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

Same as Adel Sheikah

Name: Ammar Sheikah

Address: [redacted]

Phone: [redacted]

Date of Birth: [redacted]

Place of Birth: [redacted]

Social Security Number (Last Four): [redacted]

Citizenship: [redacted]

If naturalized, date/place of naturalization:

Driver's License Number and State: [redacted]

Corporate Title: Director

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

Same as Adel and Yousra Sheikah

Village of Downers Grove

OWNERSHIP INTERESTS FORM

Applicant: Jefferson Liquors Inc

By: Adel Sheikah

Title: Owner

Date: 10/14/2026

The following is a listing of all persons owning in the aggregate more than five (5%) of the outstanding shares or membership interest in the Applicant Corporation or Limited Liability Company, as the case may be, as of the date of application. This listing also identifies any person owning twenty percent (20%) or more of the outstanding shares or membership interest in the Applicant Corporation or Limited Liability Company, as the case may be.

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

Please attach a completed Background Check Waiver for each listed owner.

Name: ADEL SHEIKAH

Address: [redacted]

Phone: [redacted]

Date of Birth: [redacted]

Place of Birth: [redacted]

Social Security Number (Last Four): [redacted]

Citizenship: [redacted]

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

Driver's License Number and State: [redacted]

Percent of Ownership: 50%

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

JOE'S BEVERAGE WAREHOUSE 460 N INDEPENDENCE BLVD, ROMEOVILL

IL License #1A-1141395 Current License Issued 3/5/26, exp 3/31/27

Name: YOUSRA SHEIKAH

Address: [redacted]

Phone: [redacted]

Date of Birth: [redacted]

Place of Birth: [redacted]

Social Security Number (Last Four): [redacted]

Citizenship: [redacted]

If naturalized, date/place of naturalization:

Driver's License Number and State: [redacted]

Percent of Ownership: 50%

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

JOE'S BEVERAGE WAREHOUSE 460 N INDEPENDENCE BLVD, ROMEOVILL

IL License #1A-1141395 Current License Issued 3/5/26, exp 3/31/27

Village of Downers Grove

LIQUOR BUSINESS ACTIVITY DECLARATION

Name of Liquor License Applicant / Holder: JEFFERSON LIQUORS INC.

Doing Business As: JOE'S BEVERAGE WAREHOUSE

Address: 1630 W 75TH ST DOWNERS GROVE, IL, 60516

Phone: TBD

License Class: P-1

Main or Principal Business to be conducted by the Applicant on the premises stated above: RETAIL ALCOHOL OFF-PREMISE SALES

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

Food 5 (%)

Alcohol 85 (%)

Non-alcoholic Beverages: 10 (%)

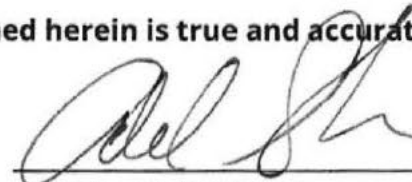
Other – List: DRINK ACCESSORIES, GLASSWARE, ICE,

Monday:	9AM	Open	9PM	Close
Tuesday:	9AM	Open	9PM	Close
Wednesday:	9AM	Open	9PM	Close
Thursday:	9AM	Open	9PM	Close
Friday:	9AM	Open	10PM	Close
Saturday:	9AM	Open	10PM	Close
Sunday:	10AM	Open	7PM	Close

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

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

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

Applicant Signature	
Printed Name	ADEL SHEIKAH
Title	OWNER
Date	10/15/2026

Village of Downers Grove

LIQUOR CERTIFIED EMPLOYEE DECLARATION

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

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

Name of Corporation/Limited Liability Company/Partnership/Sole Proprietorship:
JEFFERSON LIQUORS INC.

Address: [redacted]

Signature:

Printed Name: ADEL SHEIKAH

Title: OWNER

Date: 10/15/2026

TEMPORARY BASSET CARD

This document certifies that

AMMAR SHEIKAH

has successfully completed the BASSET On The Fly
OFF-PREMISE BASSET certification course

CERTIFICATE #/STUDENT ID: 26104

ISSUE DATE: 12/20/2024

DUSTIN MEYERS

*PER ILCC RULES, THIS TEMPORARY BASSET CARD IS VALID FOR 30 DAYS

BASSET ON THE FLY

2626 Cole Ave, Suite 300 #512, Dallas, TX 75204 | 312-366-3383 | support@bassetonthefly.com
Licensed by the Illinois Liquor Control Commission (ILCC). License #5A-1141597.

BASSET ON THE FLY

2626 Cole Ave, Suite 300 #512, Dallas, TX 75204
312-366-3383
support@bassetonthefly.com
www.bassetonthefly.com

Per ILCC rules, this temporary BASSET card is valid for 30 days.

Within 30 days, your official 3-year BASSET card will be issued electronically by the ILCC and available for download at https://mytax.illinois.gov/?link=basset.

ADDENDUM TO REAL ESTATE PURCHASE AND SALE AGREEMENT

This Addendum to Real Estate Purchase and Sale Agreement (this "Addendum") is made and entered into as of the Effective Date set forth below, by and between HOMER BELL LLC, an Illinois limited liability company, ARCHER & MENARD LLC, an Illinois limited liability company, and ROUTE 83 & CICERO LLC, an Illinois limited liability company (collectively, "Seller"), and SAMMY S LLC, an Illinois limited liability company ("Buyer").

RECITALS

WHEREAS, Seller and Buyer entered into that certain Real Estate Purchase and Sale Agreement (the "Agreement") for the purchase and sale of the real property commonly known as 1630 75th Street, Downers Grove, Illinois 60516 (the "Premises"), for a purchase price of [redacted]

WHEREAS, Seller and Buyer desire to modify certain terms of the Agreement as set forth in this Addendum.

NOW, THEREFORE, in consideration of the mutual covenants contained in the Agreement and this Addendum, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. Incorporation; Defined Terms. The foregoing recitals are incorporated herein by reference. Capitalized terms used but not defined in this Addendum have the meanings given to them in the Agreement.

2. Due Diligence Period; Commencement at Signing. Section 1(b) of the Agreement is deleted in its entirety and replaced with the following: "(b) 'Due Diligence Period' shall mean that period of time commencing on the Effective Date and ending ninety (90) calendar days thereafter. For the avoidance of doubt, the Due Diligence Period shall commence upon full execution of the Agreement and shall not be conditioned upon, or deferred until, Buyer's receipt of Seller's Deliveries."

Extension for Liquor License. If the Liquor License (Section 5(d)) and/or the zoning and use approvals (Section 5(f)) have not been obtained on or before the expiration of the Due Diligence Period, Buyer may, by written notice to Seller given prior to such expiration, extend the Due Diligence Period for one or more successive additional periods of sixty (60) days each in order to continue pursuing the Liquor License and/or the zoning and use approvals. During each such extension the Earnest Money Deposit shall remain fully refundable to Buyer, and the Closing Date under Section 20 of this Addendum shall be correspondingly extended.

3. Seller's Deliveries — Mechanical Systems Documentation. Section 5(a)(i) of the Agreement is amended to add the following as an additional category of documents Seller shall deliver to Buyer within five (5) calendar days after the Effective Date, to the extent in Seller's possession or control: "All plans, specifications, warranties, service and maintenance records, inspection reports, and other documentation relating to the mechanical systems serving the Premises, including without limitation the heating, ventilation and air conditioning (HVAC), plumbing, electrical, fire protection/life safety, and roof systems."

EMPLOYEE MANUAL

JOE’S BEVERAGE WAREHOUSE

1630 W 75th St, Downers Grove, IL, 60516

For packaged-liquor retail operations and employee training

Joe's Beverage Warehouse is committed to lawful, responsible retail alcohol sales. Every employee is expected to

protect customers, the public, the store's liquor license, and fellow employees by following this manual and all

applicable Village of Downers Grove and Illinois requirements.

- Alcohol may be sold only to persons who are legally eligible to purchase it.
- All staff members who are working the cash register must be BASSET IL certified.
- No sale may be made to a person under 21 or to an intoxicated person or a person appearing intoxicated.
- When age is in doubt, request acceptable government-issued photo identification and verify it before completing the sale.
- Employees must follow the store's legal alcohol-sales hours. The POS closing procedure must prevent alcohol

sales outside permitted hours.

- Only employees legally permitted and authorized by Joe's may ring or complete alcohol sales.
- When in doubt, do not complete the alcohol sale. Call the manager on duty.
- All refusals, suspected fake IDs, confrontations, police contacts, injuries, or significant alcohol-related incidents

should be documented before the end of the shift.

Employee Safety & Customer Service

Customer service is paramount to our success. In the event that you have determined that an individual is not

permitted to make a purchase, remain calm and professional in denying the sale. Do not argue about a customer's

age, level of intoxication, or right to purchase. Ask a manager for assistance whenever a refusal may escalate.

Never physically seize an ID or attempt to detain a customer unless directed by law enforcement.

1. Provide this manual to alcohol-sale employees during onboarding and obtain a signed acknowledgment.

2. Arrive 15 minutes before the start of your shift to ensure a proper engagement with the manager on duty prior

to your arrival.

3. Brief the previous or following manager on duty of any significant events that may have happened on your shift,

or will happen after your end of duty.

4. Confirm the store's current Village liquor-license class and all endorsements, and keep current licenses

available as required.

5. Check in all vendor deliveries, inspecting cases for signs of breakage or shortages before signing invoices.

6. Accurately input inventory corresponding to deliveries. Any inventory discrepancies will be subject to

investigation following quarterly inventory counts.

7. Post or program current alcohol-sale hours at registers and online ordering systems.

8. Train employees on age verification, fake-ID warning signs, refusal procedures, intoxication indicators, delivery

rules, and incident reporting.

9. Maintain required training certificates and any Village-required documentation.

10.Conduct periodic refresher training and spot checks.

11. Ensure minors employed in permitted non-sale roles do not ring, sell, deliver, pour, or otherwise perform

prohibited alcohol duties.

12.Cooperate with lawful compliance checks and preserve relevant records.

Shift Manager Checklist

- Begin every shift by confirming new drawers start with $200 and have sufficient coins and singles to make change for customers paying cash.
- Train cashiers to alert whenever there is more than $800 cash in their drawer. Managers are responsible for performing cash drops into the vault located in the back office. Only managers are permitted to enter the office area.
- During shift: be available for ID questions and refusals.
- At closing: stop alcohol transactions at the legal cutoff, including online/pickup orders where applicable.
- After incidents: complete or review the incident report and preserve video/receipt information when appropriate.

•

All employees are required to dress appropriately for work. Joe’s does not have a set uniform, but requires

employees to dress in a professional manner. This means that the following apparel is not permitted:

•

Sleeveless tops for male or female associates

•

Unkempt facial hair or messy head hair will not be allowed

•

Clothing and hats cannot display any profanity or political messages

•

All employees must wear close-toed shoes

•

Long necklaces or other jewelry that is deemed to be unsafe for work conditions will not be

allowed.

•

Cashiers must always Check ID whenever the customer appears to be under the age of 30.

•

Compare the customer to the photograph and physical description; check date of birth and expiration.

•

Refuse a sale when the ID is missing, altered, expired where not acceptable under store policy, does not belong to the customer, or otherwise cannot reasonably establish age.

•

Refuse sales to intoxicated customers or persons reasonably appearing intoxicated.

•

Do not knowingly facilitate a straw purchase for a minor or intoxicated person.

•

Do not consume alcohol while working or allow unauthorized consumption on the retail premises.

•

Immediately involve a manager if a customer disputes a refusal or becomes threatening.

•

Maintain a clean and organized workspace.

•

Cooler stocking associates must rotate all beer when re-stocking, ensuring a first in, first out policy.

•

Associates stocking wine and liquor bottles are required to use a feather duster to remove any dust or grime

from bottles before stocking them on shelves.

•

Employees stocking shelves must follow these safety guidelines:

•

When using a step ladder to reach boxes, the step ladder must be placed into its locked position.

•

Never descend a step ladder facing away from the ladder, as doing so is a tripping hazard.

•

Never attempt to carry more than one box while descending or ascending a step ladder.

•

Use a handcart when moving stacks of cases.

•

Use a handcart when carrying any heavy items.

•

Rotate all perishable items before stocking to avoid out of code inventory

•

Management is required to enforce the following cleanliness schedule:

•

The floor is to be swept each night, an hour before close.

•

After closing, the floor is to be mopped at least 3 times per week.

•

In the event of snow or ice, managers must ensure that rock salt is poured onto the walkway leading

into the entrance and must also ensure that the walkway is shoveled.

•

Restrooms are to be cleaned twice daily.

Downers Grove Municipal Code §3.31 governs liquor-sale hours. The schedule below is a general reference; management must confirm the hours applicable to Joe's actual license class.

Do not make sales outside approved license hours or posted store hours. Special-day rules and extensions require management verification.

DAY

DOWNERS GROVE GENERAL HOURS (VERIFY LICENSE)

Monday-Thursday

8:00 a.m. - 1:00 a.m.

Friday & Saturday

8:00am - 2:00am

Sunday

9:00 a.m. - 1:00 a.m.

Joe's Beverage Warehouse Store Hours

DAY

STORE HOURS

Monday-Thursday

9:00 a.m. - 10:00 p.m.

Friday-Saturday

9:00 a.m. - 11:00 p.m.

Sunday

10:00 a.m. - 9:00 p.m.

Store hours are operational business hours and may be more restrictive than the legal alcohol-sale hours shown above. Holiday or special-event

hours may vary.

One-Day Extended Hour License

Downers Grove has a Class I one-day license that can permit certain underlying license classes, including Class E, to sell for one additional hour beyond otherwise permitted hours, subject to eligibility and issuance limits. Never extend hours unless management has the actual approval for that date. Downers Grove allows alcohol retailers to request extended hours up to four times per year.

Acceptable ID - Joe's Policy

- Current U.S. driver's license or state-issued photo identification card.
- Valid passport or passport card.
- Valid U.S. military identification containing photo/date-of-birth information where legally acceptable.
- Other government-issued photo ID only when management is satisfied it is lawful and reliable.

Carding Steps

13.Ask the customer to remove the ID from a wallet or holder.

14.Check the date of birth: customer must be 21 or older.

15.Check expiration and overall condition.

16.Compare the photograph to the person in front of you.

17.Compare height, eye color, and other descriptors where shown.

18.Look for peeling laminate, altered numbers, inconsistent fonts, damaged edges, or other signs of tampering.

19.If uncertain, ask for a second ID and call the manager.

20.If still uncertain, refuse the sale.

WHEN IN DOUBT: Do not make the alcohol sale. A missed sale is preferable to an unlawful sale.

SITUATION	ACTION
Customer has no ID and looks under the store's carding threshold.	Do not sell alcohol.
ID photo does not reasonably match the customer.	Do not sell; request another acceptable ID and involve a manager.
Customer says they forgot ID in the car.	Hold the transaction while they retrieve acceptable ID; do not complete the alcohol sale.
Older customer is buying with a clearly underage companion.	The companion's presence alone does not prove a violation, but watch for a straw purchase. If circumstances reasonably indicate the alcohol is being purchased for a minor, stop and involve management.
Customer presents a suspicious ID.	Do not accuse the customer of a crime. Decline the sale and call management. Contact police if management determines circumstances warrant it.

Downers Grove Municipal Code §3.25 prohibits sales or delivery to intoxicated persons and persons reasonably appearing intoxicated.

Package-store employees may have only a short interaction with a customer, so focus on observable behavior

rather than assumptions.

Possible Warning Signs

- Slurred or unusually loud speech; difficulty answering simple questions.
- Unsteady balance, stumbling, dropping items, or impaired coordination.
- Glassy eyes, drowsiness, confusion, or markedly slowed reactions.
- Strong odor of alcohol combined with other observable impairment.
- Aggressive, argumentative, irrational, or unusually disinhibited behavior.

Refusal Procedure

21.Stay calm and courteous.

22.State that you cannot complete the alcohol sale.

23.Do not debate how much the customer has consumed.

24.Call the manager if the customer objects or the situation escalates.

25.Do not allow another employee/register to complete the refused alcohol transaction.

26.Document significant refusals or incidents.

SAFETY FIRST: If a customer becomes threatening, create distance, follow store security procedures, and call 911 when

there is an immediate safety risk.

Downers Grove Municipal Code §3.33.4 addresses local delivery service. Management must verify that Joe's license and applicable Illinois law authorize each delivery, pickup, or shipment method before offering it.

Management must ensure Joe's holds every required endorsement before delivery or shipment.

•

Age verification is required at delivery; the recipient must be legally eligible to receive alcohol.

•

Shipments must bear the required alcohol/21+ signature warning when applicable.

•

Delivery/shipment personnel must obtain the signature of a person age 21+ and verify age and identity.

•

For deliveries, follow Downers Grove §3.33.4 and the applicable license conditions; do not assume a 12-hour delivery deadline from another municipality's rules.

•

Joe's must verify that receipt of alcohol is lawful at the destination.

•

Never leave alcohol unattended or with an underage recipient.

•

Online age entry is not a substitute for required in-person age/identity verification at delivery.

Pickup / Curbside

For pickup transactions, verify the age and identity of the actual recipient before releasing alcohol. If the person

picking up is not the approved purchaser/recipient under Joe's procedures, or cannot establish legal age, do not

release the alcohol.

Do not conduct a tasting, sampling event, or complimentary alcohol promotion merely because the product is sold

at Joe’s. Downers Grove Class E promotional endorsement is conditional and not available to every Class E retailer.

If a Tasting Is Specifically Approved

If a Tasting Is Specifically Approved

•

Follow the exact license/endorsement conditions and approved dates.

•

Card participants and serve only persons 21+.

•

Use only approved sample sizes and daily limits.

•

Use trained/authorized staff as required.

•

Keep the tasting in the approved designated area.

•

Do not allow samples to leave the authorized area or premises.

Joe's Beverage Warehouse is committed to the responsible sale of alcoholic beverages. As part of this commitment, Joe's requires employees involved in the sale of alcoholic beverages to complete approved BASSET (Beverage Alcohol Sellers and Servers Education and Training) certification. BASSET training provides employees with guidance on responsible alcohol sales, proper identification procedures, preventing sales to minors, recognizing signs of intoxication, and handling situations in which an alcohol sale should be refused. Employees required by Joe's Beverage Warehouse to maintain BASSET certification must keep their certification current and complete any required renewal or additional training as directed by management.

- Keep copies of required BASSET/TIPS or other approved training certificates.
- Maintain signed employee acknowledgments.
- Maintain incident reports and refusal logs according to company retention policy.
- Keep copies of delivery/shipping certifications and records required by law or endorsement.
- Document manager refresher training and policy changes.
- Immediately update this manual when Village or State requirements change.

Compliance Checks

Employees should expect compliance checks involving underage purchasers. Treat every alcohol transaction as if it is being observed. Never rely on appearance, familiarity, pressure from a line of customers, or a customer's claim that another employee 'always sells to me.'

The Village of Downers Grove conducts periodic tests. Below are the parameters and consequences of failing a compliance check, as listed in the Downers Grove Alcohol Awareness Programs:

The Downers Grove Police Department periodically conducts tests on establishment to ensure that minors are not being served alcohol. An Under 21 agent is sent into each establishment to attempt to purchase liquor. In the event staff serves or sells alcohol to the minor, the individual involved in the service/sale

is immediately issued an administrative citation (ticket) for serving the minor. In addition, the licensee will be required to attend a public hearing on the violation. A finding of guilty with regard to the violation will result in fines, penalties and/or suspension of the liquor license and possible mandatory certified training for all employees.

*$500 administrative citation to the individual involved in alcohol sales to a minor *Up to $1 ,000 to cover costs of a disciplinary hearing

*Up to $15,000 in fines

*Suspension and/or revocation of liquor license

Employee Acknowledgment

I acknowledge that I received and reviewed the Joe's Beverage Warehouse Responsible Alcohol Sales &

Compliance Manual. I understand that I must follow Joe's policies, the Village of Downers Grove liquor rules, and

applicable Illinois law. I understand that I may refuse an alcohol sale when age, identification, intoxication, or

legality is in doubt and must involve management when appropriate.

Employee Name: _____

Job Title: _____

Date of Birth: _____

Date Hired: _____

Training Certificate / Expiration (if applicable):

_____

Employee Signature: _____

Manager Signature: _____

Date: _____

Date: _____

Time: _____

Employee: _____

Manager on Duty: _____

Register / Area: _____

Customer description or name (if known):

_____

Reason for refusal / incident:

_____

_____

_____

_____

_____

_____

ID type and issue (if relevant):

_____

Observed signs of intoxication (if relevant):

_____

Other persons involved / witnesses:

_____

Police or EMS contacted?:

_____

Receipt / transaction number:

_____

Detailed description:

_____

_____

_____

_____

_____

_____

Action taken:

_____

_____

_____

_____

Video preserved?: _____

Employee signature: _____

Manager review / signature:

_____

Research review date: October 2, 2026. These notes identify the principal sources used to adapt the supplied

Downers Grove model. They should be rechecked at least annually and whenever Joe's license, endorsements,

hours, delivery program, or tasting program changes.

Village of Downers Grove Code, Chapter 3.31 Hours of Sale

General hours stated as 7:00 a.m. to 2:00 a.m.; Sunday general start time 9:00 a.m.

Village of Downers Grove Code, 3.13 - Classes of Licenses

Class P1 authorizes retail package sales for off-premise consumption; other classes have distinct conditions.

Village of Downers Grove 3.26 - Identification Required

Requires positive government-issued photo identification when age-based prohibition is suspected.

Village of Downers Grove Code, 3.28 - Minor Employees

Sets employee age restrictions and the package-goods stock-person exception.

Village of Downes Grove Code 3.25 - Sale or Delivery to Certain Persons Prohibited

Prohibits furnishing alcohol to minors and intoxicated or apparently intoxicated persons.

Illinois Liquor Control Commission - Downers Grove Local Survey

Reviewed as a supplemental source for local licensing and training information.

Illinois Liquor Control Commission - BASSET

State guidance explains BASSET requirements. Downers Grove Code 3.33 requires BASSET training. The

completion of BASSET training is mandatory in order to sell alcoholic beverages in Downers Grove.

Downers Grove Code 3.33.5- Sale of Kegs

The Village of Downers Grove has a policy prevent the sale of kegs to individuals who seek to provide alcohol to

minors. This Keg Tag Policy is to be followed by all associates. Failure to follow this policy will result in disciplinary

action. Read below:

All kegs sold by licensees in the Village of Downers Grove must be marked with a sticker

containing unique identification numbers. At the time of keg purchase, the retailers are

required to obtain the following information from the purchaser of the keg: date of

purchase; name, address & tele , hone of customer; identification used (such as a

Driver's License Number or State ID Card Number); and date of birth. Customers will

be required to sign the register. These records are to be retained by the retailer. This

program exists to primarily identify and penalize adults and youth who purchase Kegs

and allow underage individuals to consume alcohol from them.

Sec 3.33.5 Sale Of Kegs

For the purpose of regulating the sale of kegs in the Village of Downers Grove:

(a) A licensee who sells kegs shall affix to each keg sold a tag, furnished by the Local Liquor

Commissioner, containing an identification number enabling the purchaser to be identified. The tag shall read

substantially as follows:

Village of Downers Grove

Keg Tag Identification Program

LI (licensee number identifier)-YR (year)-Number (0-200)

(c) The licensee shall require the purchaser, at the time of the sale, to sign a form to be provided by

the Local Liquor Commissioner, setting forth the provisions of this Section and informing the purchaser that

the deposit will be forfeited if the keg is not returned with the tag properly affixed. The licensee shall retain this form

for ninety (90) days after the sale.

(d) It shall be unlawful to possess a keg within the Village which does not have a proper tag affixed or, if the

keg was purchased outside the Village, without proof of purchase for the keg, including the name and address of

the seller.

(Ord. 5413, Amended, 11/11/2014; Ord. 4768, Amended, 05/02/2006; 4204, Enacted, 07/18/2000)

Adoption / Approval

Approved by: _____

Title: _____

Effective date: _____

Next review date: _____

Signature: _____

Online references reviewed: Village of Downers Grove Code of Ordinances (Chapter 3, Alcoholic Liquor); Village of Downers Grove

Licenses page; Illinois Liquor Control Commission Downers Grove local survey and BASSET guidance. Because online municipal code

publishers warn that posted text may not reflect the latest legislation, management should confirm official current requirements with the Village

before relying on this manual.

JOE'S BEVERAGE WAREHOUSE

PROPOSED LAYOUT

DOWNER'S GROVE

1630 W 75TH ST.

