



Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Liquor Commission
Tuesday, October 07, 2025
6:15 PM

CALL TO ORDER

ROLL CALL

APPROVAL OF THE MINUTES

- 1. Approval of the Minutes** for the meeting of the Liquor Commission from **August 19, 2025**.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

NEW BUSINESS (First reading or suspend rules)

- 2. Discussion and Recommendation** of increasing the maximum number of authorized Village of Roscoe Class "A" [Full Liquor] liquor licenses to six (6) [5 currently authorized].
- 3. Review and Recommendation of issuance of a Class "A" (Full Liquor, on and off premises) liquor license to Penny Inc. dba Quik Mart**
[Licensed Premises: 5526 Elevator Road, Roscoe, IL, Roscoe, IL 61073]

PUBLIC COMMENT (Limited to 3 minutes per speaker)

ADJOURNMENT



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Liquor Commission
Tuesday, August 19, 2025
6:20 PM

CALL TO ORDER

ROLL CALL

PRESENT

Trustee William Babcock
Trustee John Broda
Trustee Dayne Mead
Trustee Justin Plock
Trustee Michael Sima
Trustee Michael Wright
Village President Carol Gustafson

APPROVAL OF THE MINUTES

1. **Approval of the Minutes** for the meeting of the Liquor Commission from **July 1, 2025**.

President Gustafson asked for a motion for the approval of the Minutes for July 1, 2025.

Motion was made by Trustee Broda, second by Trustee Wright. Voting yes: Trustees Broda, Plock, Sima, Mead, Babcock, Wright 6-0-0.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

NEW BUSINESS (First reading or suspend rules)

2. Review and Recommendation of issuance of a **Class "C" (Package Store Full Liquor)** liquor license to **US Petro Inc. d/b/a Luna Food Mart**
[Licensed Premises: 11607 Main Street, Roscoe, IL, Roscoe, IL 61073]

President Gustafson asked for a motion to suspend the rules and make these two items a final vote. Nothing in the documents have changed but the name so a new license is required under the new name.

Motion was made by Trustee Broda, Second by Trustee Wright. Voting yes: Trustee Sima, Plock, Babcock, Mead, Wright, Broda 6-0-0.

President Gustafson asked for a Motion to approve the insurance of class C license to each of these establishments operating under the name US. Petro Incorporated doing business as Luna Food Mart.

Motion was made by Trustee Plock, second by Trustee Broda. Voting yes: Trustees Wright, Babcock, Sima, Mead, Plock, Broda 6-0-0.

3. Review and Recommendation of issuance of a **Class “C” (Package Store Full Liquor)** liquor license to **US Petro Inc. d/b/a Luna Food Mart**
[Licensed Premises: 9095 N 2nd Street, Roscoe, IL, Roscoe, IL 61073]

President Gustafson asked for a motion to suspend the rules and make these two items a final vote. Nothing in the documents have changed but the name so a new license is required under the new name.

Motion was made by Trustee Broda, second by Trustee Wright. Voting yes: Trustees Sima, Plock, Babcock, Mead, Wright, Broda 6-0-0.

President Gustafson asked for a motion to approve the insurance of class C license to each of the establishments operating under the name US Petro Incorporated doing business as Luna Food Mart.

Motion was made by Trustee Plock, second by Trustee Broda. Voting yes: Trustees Wright, Babcock, Sima, Mead, Plock, Broda 6-0-0.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

ADJOURNMENT

President Gustafson asked for a motion to Adjourn the meeting.

Motion was made by Trustee Wright, second by Trustee Broda. Voting yes: Trustees Plock, Babcock, Sima, Wright, Mead, Broda 6-0-0.

Meeting Adjourned @ 6:29 pm.

2025 LIQUOR LICENSES

Class A	
FIESTA CANCUN AUTHENTIC MEXICAN RESTAURANT OF ROSCOE, INC. dba FIESTA CANCUN MEXICAN RESTAURANT	460-25
PENNY INC dba QUIK MART 5755	462-25
PENNY INC dba QUIK MART 5526	XXX
SCHNUCK MARKETS INC DBA SCHNUCKS MARKET	458-25
DORIS DESCHLER INC dba WHIFFLETREE BAR & GRILL	457-25
MARY'S MARKET ROSCOE LLC	500-25
Class BL	
ANNAS CAFE LLC – ROSCOE dba ANNA'S LUCKY 777 UNIT 6	496-25
ANNAS CAFE LLC – ROSCOE dba ANNA'S LUCKY 777 UNIT 4	493-25
MILLION MILE LLC dba CECE'S LUCKY SLOTS	482-25
DANDY'S INC dba DANDY'S SLOTS	488-25
EMPIRE SLOTS ROSCOE LLC dba ROYALTY SLOTS	494-25
JACKPOT JOE'S LLC dba JACKPOT JOE'S	442-25
ADRI'S GAMING BOUTIQUE, INC dba LUCKY HORSESHOE	480-25
SUZZIE, LLC dba MAMA SUE'S DELI & SLOTS	484-25
NEXT STOP ENTERPRISES LLC dba NEXT STOP GAMING	481-25
PIPITONE INC dba SLOTS OF FORTUNE	467-25
A G P 18 INCORPORATED dba SLOTS OF FORTUNE	492-25
Class C	
CASEY'S RETAIL COMPANY dba CASEY'S GENERAL STORE #3536	479-25
HIGHLAND PARK CVS LLC dba CVS/PHARMACY #8524	449-25
US Petro Inc dba Luna Food Mart	503-25
GPM MIDWEST, LLC dba FAS MART #5224	465-25
KELLEY WILLIAMSON CO dba HONONEGAH MOBIL	443-25
KELLEY WILLIAMSON CO dba ROSCOE MOBIL	444-25
THORNTONS LLC dba THORNTONS #331	489-25
WALGREEN CO dba WALGREENS #6001	451-25

Class F	
RJR GAMING INC dba BENNY'S SLOTS WINE & SPIRITS	491-25
HOFFMAN HOUSE OF EAST ROCKFORD INC dba FIREHOUSE PUB	447-25
LOU'S TAP, INC dba LOUIE'S TAP HOUSE	477-25
RYBO VENTURES INC dba POISON IVY PUB	459-25
VFW POST #2955 dba VFW POST 2955	450-25
PIETRO'S OF ROSCOE LLC dba PIETRO'S PIZZERIA	498-25
WHISKEY HOTEL BARBECUE LLC dba WHISKEY HOTEL BARBECUE	501-25
Class G	
LOVES TRAVEL STOPS & COUNTRY STORE dba LOVE'S TRAVEL STOP #322	441-25
SPEEDWAY LLC dba SPEEDWAY 3962	485-25
Class CT	
PERFECTLY SEASONED LLC dba PERFECTLY SEASONED	490-25
HOFFMAN HOUSE OF EAST ROCKFORD INC dba FIREHOUSE PUB	502-25
Class D	
USKANA HOSPITALITY GROUP dba JESSICA'S RESTAURANT	499-25
TOMAR LLC dba 815 PIZZA	497-25
Class BP	
Class T	
Notes	

Liquor License Classifications	Current Fee	Total Licenses	Fee Totals
Class A On & Off Premises (Full Liquor)	\$4,000	6	\$24,000
Class BL Boutique Gaming	\$6,000	11	\$66,000
Class BP Brew Pub	\$2,500	0	\$0
Class C Package Store (Full Liquor)	\$3,000	8	\$24,000
Class D Beer & Wine (on Premises)	\$2,500	2	\$5,000
Class F Full Liquor (on Premises Only)	\$3,000	7	\$21,000
Class G Package Store (Beer & Wine)	\$2,000	2	\$4,000
Class CT - Caterer Retailer	\$500	2	\$1,000
Class T Temporary One Day	\$100	0	\$0
		38	\$145,000

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



VILLAGE of
ROSCOE

Item # 3.

Agenda Item: **Review and Recommendation of issuance of a Class “A” (Full Liquor, on and off premises) liquor license to Penny Inc. dba Quik Mart**
[Licensed Premises: 5526 Elevator Road, Roscoe, IL, Roscoe, IL 61073]

Date: 9/26/2025

Meeting: Liquor Commission/Board 10/7/2025

Prepared by: Janel Reidinger

Department: License and Permits

Overview/Background Information

Penny Inc., doing business as Quik Mart, has held a Class A liquor license for more than ten years at its current location, 5755 Elevator Road. The company is requesting a new Class A liquor license for the premises at **5526 Elevator Road**, formerly occupied by Whiskey Hotel Barbeque.

A site plan included in the packet illustrates the store layout, including the required separated gaming area, and shows how the kitchen and counter space—leased to a separate tenant—will be separated with a large walk-in cooler.

The applicant is also leasing **Suite 5520**, the former Molly’s Deli/Gaming space, to be used solely for office and storage. This suite will not be open to the public.

This request comes forward because Quik Mart intends to relocate operations from 5755 Elevator Road to 5526 Elevator Road. The Illinois Gaming Board requires a valid liquor license before issuing new gaming licenses, a process that typically takes several months. Although both storefronts will not operate simultaneously, securing the new liquor license now will allow the applicant to begin the state gaming-license application.

Long-term, the owner plans to vacate 5755 Elevator Road entirely and operate at 5526 Elevator Road while negotiating the purchase of property east of Blackman Chiropractic, in front of the Roscoe Center Mall, where a new purpose-built Quik Mart storefront is envisioned.

Key Issues

Applicant seeks a **new Class A liquor license** to support relocation and gaming operations.

The license for the current site (License No. 462-25) will be surrendered once the move is complete; language can be added to the approval to specify that liquor sales at 5526 Elevator Road may not begin until that surrender occurs.

State gaming licensure depends on issuance of the Village liquor license.

Fiscal Note/Budget Impact

- **Application Fee:** \$500 (non-refundable)
- **Annual Class A License Fee:** \$4,000
- **Prorated Fee (after June 30):** \$2,000

If approved at the prorated rate of \$2,000, the license would be valid through **December 31, 2025**. Renewal applications for both locations—should the original site remain active past year-end—would be due in November at the full \$4,000 rate per location.

Applicant Request: The applicant is requesting that the 2026 annual Class A license fee of \$4,000 be applied to only one location, as operations will transition from the current site to the new site during the year. At no time will both locations be open simultaneously. In effect, the applicant is seeking to allocate the \$4,000 annual fee across the two premises sequentially—covering operations at the existing location during the first portion of the year and at the new location for the remainder—rather than being charged the full \$4,000 fee for each site.

Item # 3.

Prior Legislative Actions

Quik Mart has continuously maintained a Class A liquor license at 5755 Elevator Road for over a decade.

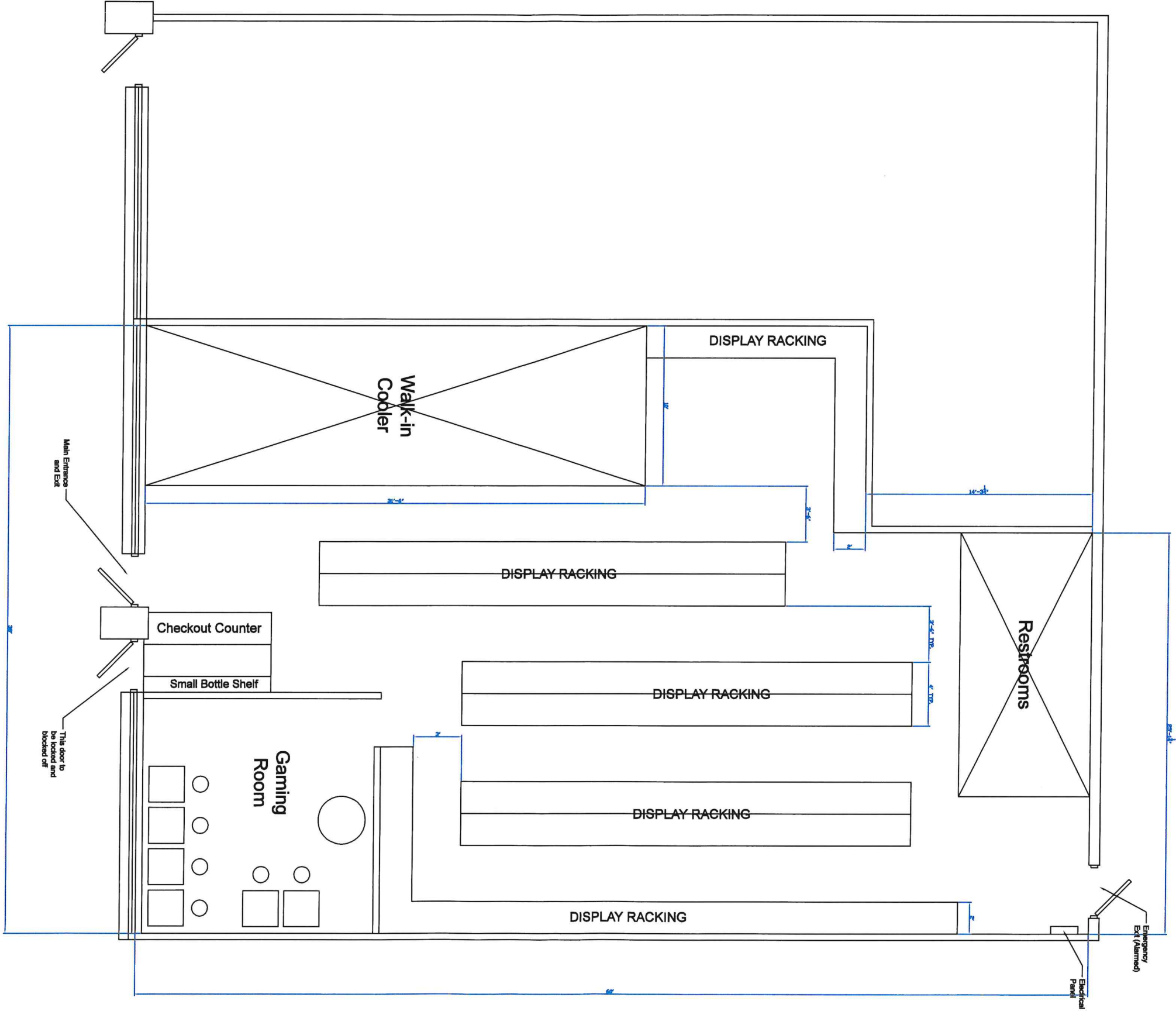
Action Required/Recommendation

Staff recommends approval of the issuance of a **Class A liquor license** to Penny Inc., d/b/a Quik Mart, for 5526 Elevator Road, effective upon the surrender of License No. 462-25 or 462-26 (5755 Elevator Road)

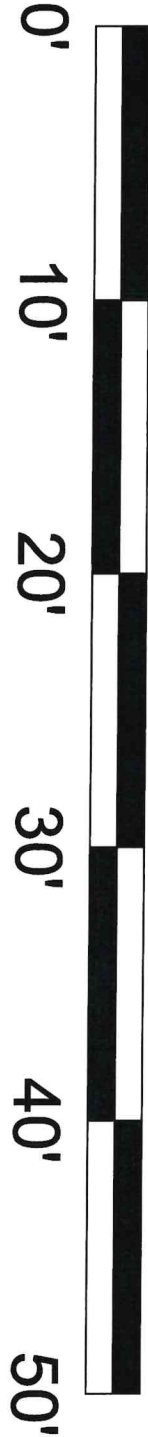
Attachments

Quik Mart Liquor Application
Site Plan 5526 Elevator Rd

5526 Elevator Road
Roscoe, Winnebago County, Illinois



SCALE:



Former Mollys Ste 5520 will be used for storage and will remain locked

Door 1

Ste 5522 and a portion of 5524 will be the entrance to Worth it Wellness.

Door 2

A portion of Ste 5524 will be used for the storefront with the other portion walled off as a separate space to Worth it Wellness.

Door 3

Ste 5526 will house the gaming area but the door will be blocked and locked. All occupants must enter through the main entrance, Ste 5524

Door 4





10631 Main Street, P.O. Box 283, Roscoe IL 61073
 Phone) 815-623-2829 Fax) 815-623-1360 Email) jreidinger@villageofroscoe.com

RETAIL LIQUOR DEALER'S LICENSE APPLICATION

§114 of Village of Roscoe Code of Ordinances

SECTION 1: Applicant Information

Primary Contact Person /Agent: Penny Lakhani
 Licensee: Penny Inc.
 Business Name (d/b/a): Penny Inc DBA Duck Mart
 Mailing Address: _____
 Premise Address: 5526 ELWOOD AVE SUITE 5524-5526-5520 IL 61073
 Email: Sam Lakhani AOL.com
 Business Phone: 815-623-2131 Other Phone: [REDACTED] Fax: 815-623-2131

Corporate Information (if applicable)

Illinois Corporate Registration Number: 14530-59584 Date of Incorporation/Formation: May 2011
 Is corporation in good standing with Illinois Secretary of State: ☒ Yes ☐ No
 If foreign corporation, date qualified to do business in Illinois: _____

Dram Shop Coverage

Attach a copy of the policy declaration to this application

List dram insurance coverage including name and address of insurance company for the licensee and premises for which the alcoholic liquor will be sold for the duration of the license.

Insurance Company Name: ASSURED PARTNERS
 Address: 25, NORTH WEST Point Blvd - Suite 625
 Policy Number: _____ Coverage Limits: _____

Anticipated Revenue

Attach a copy of your financial statement.

Indicate anticipated percentage of total annual revenue from each of the following categories Percentages must total 100%

Alcohol Sales: 70% %
 Food Sales: - %
 General Merchandise (or other): 5% %
 Net Terminal Income (gaming revenue): 25% %

License Information

Check one box. If license class selected is different than previous year a five-hundred-dollar application fee is required.

- | | | | |
|-------------------------------------|-----------------|-------------------------------|------------|
| ☒ | Class A | On & Off Premises Full Liquor | \$4,000.00 |
| ☐ | Class D | On Premise Only Beer & Wine | \$2,500.00 |
| ☐ | Class F | On Premise Only Full Liquor | \$3,000.00 |
| ☐ | Class G | Package Store Beer & Wine | \$2,000.00 |
| ☐ | Class C | Package Store Full Liquor | \$3,000.00 |
| ☐ | Class BL | Boutique Gaming Full Liquor | \$6,000.00 |
| ☐ | Class BP | Brew Pub Full Liquor | \$2,500.00 |
| ☐ | Class CT | Caterer Retailer Full Liquor | \$ 500.00 |
| ☒ | Application Fee | | \$ 500.00 |
- (new licenses and license class changes only)



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RETAIL LIQUOR DEALER'S LICENSE APPLICATION

§ 114 of Village of Roscoe Code of Ordinances

General Information (applies to anyone listed in Section 2)

Attach a copy of the lease if applicable

Owner of Premises: JDA Property Management

Date applicant began liquor sales at this premise: _____

Illinois Liquor License Number: _____

- ☐ YES ☒ NO Has applicant ever made application for a liquor license which has been denied?
☐ YES ☒ NO Has applicant ever had any previous liquor license suspended or revoked?
☒ YES ☐ NO Has applicant ever been convicted of a felony? no conviction
☐ YES ☒ NO Has applicant ever been convicted of a gambling offense?
☐ YES ☒ NO Do you possess a current federal wagering or gambling device stamp?
☐ YES ☒ NO Are you, or is any other person, directly or indirectly in your place of business, a public official?

* If yes to any of the above, please explain on separate sheet.

SECTION 2: Owner & Officer Information

For every individual applicant, sole owner, partner, member, corporate officer, stockholder or director (whether or not they own any stock), stockholder owning in the aggregate more than 5% of the stock (including, officers, directors and stockholders of more than 5% for all corporate stockholders), manager or agent conducting the business please supply the following information. All not-for-profit organizations and associations must supply the requested information for all officers, directors and managers. Indicate the total percentage of stock of the corporation, if any, which is held by persons who have less than 5% interest.

If additional space is needed, type or print information in the same format and attach the sheet to this application.

- Name: Penny Lakhan
 Title: President Percent Ownership: 100%
 Date of Birth: 7.12.53 Driver's License # [REDACTED] State Issued: IL
- Name: _____
 Title: _____ Percent Ownership: _____
 Date of Birth: _____ Driver's License # _____ State Issued: _____
- Name: _____
 Title: _____ Percent Ownership: _____
 Date of Birth: _____ Driver's License # _____ State Issued: _____
- Name: _____
 Title: _____ Percent Ownership: _____
 Date of Birth: _____ Driver's License # _____ State Issued: _____
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RETAIL LIQUOR DEALER'S LICENSE APPLICATION

§114 of Village of Roscoe Code of Ordinances

AFFIDAVIT

I, the undersigned applicant or authorized agent thereof, swear or affirm that the matters in the foregoing application are true and correct, are made upon my personal knowledge and information, are, made for the purpose of requesting the VILLAGE OF ROSCOE to issue the license herein applied for. I further swear or affirm that the applicant will not violate any of the laws of the UNITED STATES of AMERICA, VILLAGE of ROSCOE, or the STATE of ILLINOIS, in particular, the LIQUOR CONTROL ACT AND THE CIVIL RIGHTS THEREOF.

I further swear or affirm that I have read and understand the Village of Roscoe Code of Ordinances, specifically as they relate to the control and sale of alcoholic beverages in the Village of Roscoe, including the revenue requirements for the requested liquor license classification and agree to abide by such laws and regulations.

(SIGNATURE OF APPLICANT OR AUTHORIZED AGENT)

(SIGNATURE OF APPLICANT OR AUTHORIZED AGENT)

President
 (TITLE OR POSITION)

(TITLE OR POSITION)

9-18-25
 (DATE SIGNED)

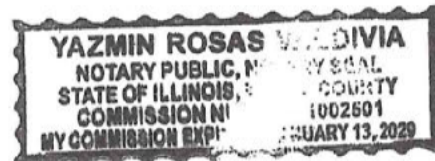
(DATE SIGNED)

AFFIRM:
 (SECRETARY)

(DATE SIGNED)

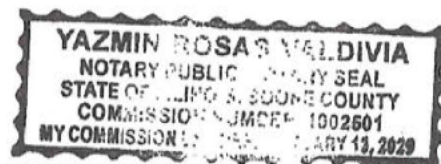
STATE OF IL

COUNTY OF Boone) SS

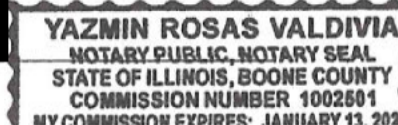


SUBSCRIBED AND SWORN TO BEFORE ME

THIS 18th DAY OF September 2025



NOTARY PUBLIC



JDA Property Management, LLC – Roscoe Center

August 29, 2025

Village of Roscoe

Janel Reidinger - Permitting & Licensing Assistant

10631 Main St. Roscoe, IL 61073

RE: Authorization for Tenant to Apply for Liquor and Gaming Licenses

To Whom It May Concern:

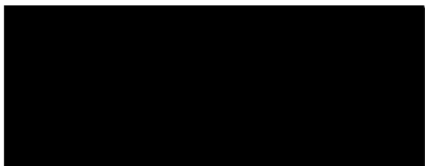
I, Lori Aamodt, on behalf of JDA Property Management LLC, as the owner/landlord of the premises located at:

5482-5544 Elevator Road, Roscoe, IL 61073 | Suite 5520, portion of Suite 5524, and Suite 5526

hereby authorize Penny Inc. to apply for and obtain all necessary liquor license(s) and video gaming license(s) as required by the Village of Roscoe and any applicable state regulatory authorities, for the operation of their business at the above-referenced premises.

This authorization is granted solely for the purpose of enabling the Tenant to seek and maintain the proper liquor and/or gaming licenses and does not constitute or imply any ownership interest by the Landlord in the Tenant's business or license(s). The Tenant shall remain solely responsible for compliance with all municipal, state, and federal laws and regulations, including but not limited to those governing the sale of alcoholic beverages and operation of gaming devices.

Should you require any additional information or documentation, please feel free to contact me directly at:





September 17, 2025

Sam Lakhani
Penny Inc.
5755 Elevator Rd.
Roscoe, IL 61073

Dear Sam,

Thank you for letting us know you will be moving to a new location:
5482-5544 Elevator RD Roscoe ILL Suite 5520-5524-5526

As soon as you have confirmed the exact move date, please let us know to add to the policy.

If you have any questions, please do not hesitate to contact me. Thank you, again, for this opportunity.

Best regards,

Maribel Espinoza

Maribel Espinoza
25 Northwest Point Blvd , Suite 625
Elk Grove Village, IL 60007