

Agenda
City of St. Charles
Liquor Control Commission Meeting
Monday, March 17, 2025, 4:30 PM
2 E. Main Street

1. Call to Order.
2. Roll Call.
3. Motion to accept and place on file minutes of the Liquor Control Commission meeting held on January 21, 2025.
4. Recommendation to amend City **Ordinance** Title 5 “Business Licenses and Regulations,” Chapter 5.08 “Alcoholic Beverages,” and Section 5.08.070 “Application Requirements” of the St. Charles Municipal Code.
5. Recommendation to amend City **Ordinance** Title 5 “Business Licenses and Regulations,” Chapter 5.08 “Alcoholic Beverages,” and Section 5.08.090 “License Classifications” of the St. Charles Municipal Code (Class D-10).
6. Recommendation to amend City **Ordinance** Title 5 “Business Licenses and Regulations,” Chapter 5.08 “Alcoholic Beverages,” and Section 5.08.090 “License Classifications” of the St. Charles Municipal Code (Class D-14).
7. Recommendation of late-night permit applications for Class B and C liquor licenses in the City of St. Charles for fiscal year 2025/2026.
8. Recommendation to approve a liquor license class change from D-10 to D-14 for Moto Art Bar, Inc., located at 1317 E. Main St., St. Charles.
9. Public Comment.
10. Executive Session (5 ILCS 120/2 (c)(4)).
11. Adjournment.

ADA Compliance

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

**Minutes
City of St. Charles
Liquor Control Commission Meeting
Tuesday, January 21, 2025, 4:30 PM
2 E. Main Street**

1. Call to Order.

The meeting was called to order by Chair Vitek at 4:30 p.m.

2. Roll Call.

Present: Spellman (via Zoom), Zollers, Gehm, Pietryla (late arrival – 4:34 p.m.)

Absent: None

3. Motion by Zollers, second by Gehm to accept and place on file minutes of the Liquor Control Commission meeting held on December 16, 2024.

Roll Call Vote: Ayes: Spellman, Zollers, Gehm. Absent: Pietryla (late arrival); Abstain: None. Commissioner Vitek did not vote as chair.

Motion Carried

4. Motion by Zollers, second by Gehm to accept and hold minutes of Executive Session dated December 16, 2024.

Roll Call Vote: Ayes: Spellman, Zollers, Gehm. Absent: Pietryla (late arrival); Abstain: None. Commissioner Vitek did not vote as chair.

Motion Carried

5. Recommendation to approve a Sound Amplification Permit and a proposal for a new Class E-1 Temporary Liquor License for the Kickin' It 5K to be held at Mt. Saint Mary's Park on April 5, 2025.

Deputy Chief Majewski presented the above permit and liquor license proposal.

Ms. Zollers asked if this event is similar to the Hops for Hope 5K annual event and if the organizers of this event have done similar events in the past.

D.C. Majewski stated that it is similar to the Hops for Hope 5K event, which takes place at the same locations and follows the same 5K route. He further stated that the organizers have done similar events in the past.

Motion by Zollers, second by Spellman to approve a Sound Amplification Permit and a proposal for a new Class E-1 Temporary Liquor License for the Kickin' It 5K to be held at Mt. Saint Mary's Park on April 5, 2025.

Roll Call Vote: Ayes: Spellman, Zollers, Gehm. Absent: Pietryla (late arrival); Abstain: None. Commissioner Vitek did not vote as chair.

Motion Carried

6. **Recommendation to approve a proposal for a B-1 Liquor License application for Kalpataru Ventures LLC dba Vatan, located at 2400 E. Main St., suite #102, St. Charles.**

D.C. Majewski presented the above liquor license proposal.

Motion by Zollers, second by Spellman to approve a proposal for a B-1 Liquor License application for Kalpataru Ventures LLC dba Vatan, located at 2400 E. Main St., suite #102, St. Charles.

Roll Call Vote: Ayes: Pietryla, Spellman, Zollers, Gehm. Absent: None; Abstain: None. Commissioner Vitek did not vote as chair.

Motion Carried

7. **Recommendation to approve a proposal for a Massage License application for SBWD Inc., dba Spa Bleu, located at 116 W. Main St., St. Charles.**

D.C Majewski clarified that there was a typo made in the Police Department memo which stated that the applicant is seeking a liquor license along with the massage license. He explained that the applicant is only seeking the approval of the massage license.

Ald. Gehm asked the applicant if the massage services will be on “by appointment” bases to which the applicant answered yes.

Motion by Pietryla, second by Gehm to approve a proposal for a Massage License application for SBWD Inc., dba Spa Bleu, located at 116 W. Main St., St. Charles.

Roll Call Vote: Ayes: Pietryla, Spellman, Zollers, Gehm. Absent: None; Abstain: None. Commissioner Vitek did not vote as chair.

Motion Carried

8. **Public Comment.**

9. **Executive Session (5 ILCS 120/2 (c)(4) – None**


10. **Adjournment.**

Motion by Zollers, second by Gehm to adjourn the meeting at 4:40 p.m.

Roll Call Vote: Ayes: Pietryla, Spellman, Zollers, Gehm. Absent: None; Abstain: None. Commissioner Vitek did not vote as chair.

Motion Carried

Minutes prepared by: Marzena Sheets, Deputy City Clerk

	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 4
	Title:	Recommendation to Amend City Ordinance Title 5 “Business Licenses and Regulations,” Chapter 5.08 “Alcoholic Beverages,” and Section 5.08.070 “Application Requirements” of the St. Charles Municipal Code	
	Presenter:	Deputy Chief Majewski	
Meeting: Liquor Control Commission Date: March 17, 2025			
Proposed Cost: \$		Budgeted Amount: \$	Not Budgeted: <input type="checkbox"/>
TIF District: Choose an item.			
Executive Summary (if not budgeted, please explain): This amendment is being requested due to the new licensing application SmartGov which will allow for credit cards to be used as a method of payment.			
Attachments (please list): Ordinance			
Recommendation/Suggested Action (briefly explain): Recommendation to Amend City Ordinance Title 5 “Business Licenses and Regulations,” Chapter 5.08 “Alcoholic Beverages,” and Section 5.08.070 “Application Requirements” of the St. Charles Municipal Code.			

**Police Department Recommended Ordinance Revisions to Title 5 “Business
Licenses and Regulations” and Chapter 5.08 “Application Requirements”
for March 2025**

5.08.070 License – Application Requirements

- C. There shall be an application fee of two hundred dollars (\$200.00), which shall be non-refundable, and if a license is granted, applied to the first license fee. BYOB and special event license application fees shall be the cost of the license. Any outstanding fines and fees related to said licensure owed to the City by the licensee, its officers, directors or shareholders, shall be satisfied before a license is granted or renewed. ~~All monies paid to the City shall be delivered via a certified bank check or cash. The City will not accept credit cards or personal checks. At the discretion of the City Clerk, corporate checks may be accepted.~~

City of St. Charles, Illinois
Ordinance No. 2025-M- _____

**An Ordinance Amending Title 5 “Business Licenses and Regulations”, by
amending Chapter 5.08 “Alcoholic Beverages”, Section 5.08.070
“Application Requirements”,**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES,
KANE AND DUPAGE COUNTIES, ILLINOIS, AS FOLLOWS:**

SECTION ONE: That Title 5 “Business Licenses and Regulations”, Chapter 5.08 “Alcoholic Beverages”, and Section 5.08.070 “Application Requirements” of the St. Charles Municipal Code, be and is hereby amended with the following:

- C. There shall be an application fee of two hundred dollars (\$200.00), which shall be non-refundable, and if a license is granted, applied to the first license fee. BYOB and special event license application fees shall be the cost of the license. Any outstanding fines and fees related to said licensure owed to the City by the licensee, its officers, directors or shareholders, shall be satisfied before a license is granted or renewed.

SECTION TWO: That, after the adoption and approval hereof, this Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the City Council of the City of St. Charles, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

SECTION THREE: This Ordinance shall be in full force and effect ten (10) days from and after its passage by a vote of the majority of the corporate authorities now holding office, approval and publication in the manner provided by law.

PRESENTED to the City Council of the City of St. Charles, Illinois, this ____ day of _____, 2025.

PASSED by the City Council of the City of St. Charles, Illinois this ____ day of _____, 2025.

APPROVED by the Mayor of the City of St. Charles, Illinois, this ____ day of _____, 2025.

Lora Vitek, Mayor

ATTEST:


City Clerk

COUNCIL VOTE:

Ayes : _____

Nays : _____

Absent : _____

	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 5
	Title:	Recommendation to Amend City Ordinance Title 5 “Business Licenses and Regulations,” Chapter 5.08 “Alcoholic Beverages,” and Section 5.08.090 “License Classifications” of the St. Charles Municipal Code	
	Presenter:	Deputy Chief Majewski	
Meeting: Liquor Control Commission Date: March 17, 2025			
Proposed Cost: \$		Budgeted Amount: \$	Not Budgeted: <input type="checkbox"/>
TIF District: Choose an item.			
Executive Summary (if not budgeted, please explain): This amendment is necessary to remove “museum” from the current D-10 liquor license classification to accommodate the new D-14 liquor license classification.			
Attachments (please list): Ordinance			
Recommendation/Suggested Action (briefly explain): Recommendation to Amend City Ordinance Title 5 “Business Licenses and Regulations,” Chapter 5.08 “Alcoholic Beverages,” and Section 5.08.090 “License Classifications” of the St. Charles Municipal Code.			

**Police Department Recommended Ordinance Revisions to Title 5 “Business
Licenses and Regulations” and Chapter 5.08 “Alcoholic Beverages” for
March 2025**

5.08.090 License - Classifications

D-10. Class D-10 licenses shall authorize the retail sale of alcoholic liquors for consumption on the premises of an entertainment venue, ~~museum~~, or theater for consumption on the premises as determined in an approved site plan from a service bar or snack shop. Such licenses shall only be issued to establishments where the service of alcoholic beverages is ancillary and incidental to entertainment services.

City of St. Charles, Illinois
Ordinance No. 2025-M- _____

**An Ordinance Amending Title 5 “Business Licenses and Regulations”, by
amending Chapter 5.08 “Alcoholic Beverages”, Section 5.08.090 “License
Classifications”,**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES,
KANE AND DUPAGE COUNTIES, ILLINOIS, AS FOLLOWS:**

SECTION ONE: That Title 5 “Business Licenses and Regulations”, Chapter 5.08 “Alcoholic Beverages”, and Section 5.08.090 “License Classifications” of the St. Charles Municipal Code, be and is hereby amended with the following:

D-10. Class D-10 licenses shall authorize the retail sale of alcoholic liquors for consumption on the premises of an entertainment venue or theater for consumption on the premises as determined in an approved site plan from a service bar or snack shop. Such licenses shall only be issued to establishments where the service of alcoholic beverages is ancillary and incidental to entertainment services.

SECTION TWO: That, after the adoption and approval hereof, this Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the City Council of the City of St. Charles, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

SECTION THREE: This Ordinance shall be in full force and effect ten (10) days from and after its passage by a vote of the majority of the corporate authorities now holding office, approval and publication in the manner provided by law.

PRESENTED to the City Council of the City of St. Charles, Illinois, this ____ day of _____, 2025.

PASSED by the City Council of the City of St. Charles, Illinois this ____ day of _____, 2025.

APPROVED by the Mayor of the City of St. Charles, Illinois, this ____ day of _____, 2025.

Lora Vitek, Mayor

ATTEST:


City Clerk

COUNCIL VOTE:

Ayes : _____

Nays : _____

Absent : _____

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 6
	Title:	Recommendation to Amend City Ordinance Title 5 “Business Licenses and Regulations,” Chapter 5.08 “Alcoholic Beverages,” and Section 5.08.090 “License Classifications” of the St. Charles Municipal Code	
	Presenter:	Deputy Chief Majewski	
Meeting: Liquor Control Commission Date: March 17, 2025			
Proposed Cost: \$		Budgeted Amount: \$	Not Budgeted: <input type="checkbox"/>
TIF District: Choose an item.			
Executive Summary (if not budgeted, please explain): <p>This amendment is being requested pursuant to a new business concept being proposed. This amendment is necessary to codify the retail sale and consumption on premises of a museum into a newly created D-14 liquor license classification.</p>			
Attachments (please list): <p>Ordinance</p>			
Recommendation/Suggested Action (briefly explain): <p>Recommendation to Amend City Ordinance Title 5 “Business Licenses and Regulations,” Chapter 5.08 “Alcoholic Beverages,” and Section 5.08.090 “License Classifications” of the St. Charles Municipal Code.</p>			

**Police Department Recommended Ordinance Revisions to Title 5 “Business
Licenses and Regulations” and Chapter 5.08 “Alcoholic Beverages” for
March 2025**

5.08.090 License – Classifications

D-14. Class D-14 licenses shall authorize the retail sale of alcoholic liquors for consumption on the premises of a museum, for consumption on the premises as determined in an approved site plan from a service bar or snack shop. Such licenses shall only be issued to establishments where the service of alcoholic beverages is ancillary and incidental to entertainment services. This liquor license shall authorize the sale of gourmet craft beer/wines in their original sealed package or container for consumption off the premises. For purposes of this section, such on-premises sale of gourmet craft beer/wine shall be incidental to ~~entertainment services~~ **museum events** and comprise no more than ten percent (10%) of the gross square footage.

City of St. Charles, Illinois
Ordinance No. 2025-M- _____

**An Ordinance Amending Title 5 “Business Licenses and Regulations”, by
amending Chapter 5.08 “Alcoholic Beverages”, Section 5.08.090 “License
Classifications”,**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES,
KANE AND DUPAGE COUNTIES, ILLINOIS, AS FOLLOWS:**

SECTION ONE: That Title 5 “Business Licenses and Regulations”, Chapter 5.08 “Alcoholic Beverages”, and Section 5.08.090 “License Classifications” of the St. Charles Municipal Code, be and is hereby amended with the following:

D-14. Class D-14 licenses shall authorize the retail sale of alcoholic liquors for consumption on the premises of a museum, for consumption on the premises as determined in an approved site plan from a service bar or snack shop. Such licenses shall only be issued to establishments where the service of alcoholic beverages is ancillary and incidental to entertainment services. This liquor license shall authorize the sale of gourmet craft beer/wines in their original sealed package or container for consumption off the premises. For purposes of this section, such on-premises sale of gourmet craft beer/wine shall be incidental to museum events and comprise no more than ten percent (10%) of the gross square footage.

SECTION TWO: That, after the adoption and approval hereof, this Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the City Council of the City of St. Charles, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

SECTION THREE: This Ordinance shall be in full force and effect ten (10) days from and after its passage by a vote of the majority of the corporate authorities now holding office, approval and publication in the manner provided by law.

PRESENTED to the City Council of the City of St. Charles, Illinois, this____day of _____, 2025.

PASSED by the City Council of the City of St. Charles, Illinois this____day of _____, 2025.

APPROVED by the Mayor of the City of St. Charles, Illinois, this____day of _____, 2025.

Lora Vitek, Mayor

ATTEST:


City Clerk

COUNCIL VOTE:

Ayes : _____

Nays : _____

Absent : _____

 CITY OF ST. CHARLES ILLINOIS • 1834	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 7
	Title:	Recommendation to approve Late Night Permits for Class B & C Licenses in the City of St. Charles for FY 2025/2026	
	Presenter:	Deputy Chief Eric Majewski	
Meeting: Liquor Control Commission Date: March 17, 2025			
Proposed Cost:		Budgeted Amount: \$	Not Budgeted: <input type="checkbox"/>
TIF District: Choose an item.			
Executive Summary (if not budgeted, please explain): Per St. Charles City Code, the attached memo and spreadsheet memorialize the annual late-night permit request for all Class B and C liquor license holders for the fiscal year 2025/26. As the City Council is aware, the aforementioned liquor licenses are all licensed until midnight and permitted per our code to request either a 1:00 am or 2:00 am late-night permit on an annual basis. There are 26 late-night permit requests this year: <ul style="list-style-type: none"> • 16 are B licenses (Last year 18) • 10 are C licenses (Last year 9) • 12 locations are requesting to stay open until 1:00 am (last year 13) • 14 locations are requesting 2:00 am permit requests (last year 14) • 1 business requesting to change from 2:00 am to 1:00 am (Crazy Fox) • No new LNP requests • Two businesses not renewing their LNPs 			
Attachments (please list): Memo, Late Night Permit Renewal Information 2025/2026			
Recommendation/Suggested Action (briefly explain): Recommendation to approve Late Night Permits for Class B & C Licenses of the City of St. Charles for FY 2025/2026.			



Memo

Date: March 12, 2025
To: Lora Vitek, Mayor-Liquor Commissioner
From: Eric Majewski, Deputy Chief of Police
Re: 2025/2026 Late-Night Permits

Pursuant to city code, I have reviewed the attached late-night permit request for FY25-26.

Each permit request was vetted by the respective city department to ensure compliance with fees, payments, permits, etc. As a means to identify our city code as it pertains to late night permitting, I've included the attached ordinance language as a frame of reference. Please see below:

City Ordinance/5.08.095 Late Night Permit

- C. Annually, the liquor license renewal process shall commence on the first city business day in February. Current license holders shall submit a renewal application and include any requested changes. For those license holders applying for a new or renewing a late-night permit, they are required to specify whether they are applying for the 1:00 a.m. or the 2:00 a.m. permit. In addition, any new or renewal applications shall include a current business concept outlining the operations intended during the late-night permit term of one year, in conjunction with the liquor license to be issued on May 1 of the same year. Failure to provide a timely renewal application or late-night permit application may result in a delay in issuing said license and permit by May 1 of that year.
- D. Upon receipt of a new or renewal application, the Liquor Commissioner shall cause a review of the previous year license application to determine whether there have been any changes noted with regard to ownership, management or business concept. This application shall be forwarded to:
 - 1. Chief of Police
 - 2. Fire Department

3. Finance Department
 4. Community Development Department
- E. The city departments indicated in Section D will review any infractions of any city code, reflecting negatively on the license holder that should be taken into account by the Liquor Control Commission and City Council. That information shall be returned to the Liquor Commissioner for review. In addition, the Chief of Police shall cause a review of the police related activity which will support a recommendation from the Chief of Police on whether the late-night permit shall be issued and whether a 1:00 a.m. or 2:00 a.m. closing is recommended based on the permit application. The Chief of Police shall forward the recommendation to the Liquor Commissioner.
- F. Any application and recommendation for a new or renewal of a late-night permit, shall be reviewed by the Liquor Control Commission. Based on this review the Local Liquor Commissioner shall make a recommendation on issuance to City Council. An applicant for a late-night permit shall have the opportunity to be present and provide input on said application, prior to the Liquor Control Commission making a recommendation. Late night permits and renewals of late-night permits shall be issued by the Liquor Commissioner with the advice and consent of the City Council.
- G. Any new liquor license application where a new late-night permit is also applied for shall follow the same review process as outlined in paragraphs B, C, D, E and F of this Chapter.
- H. Notice of Violation Process-Late Night Permit. If during a liquor license year, May 1 through April 30, where a liquor license holder has been issued a late-night permit and a notice of violation is issued by the Liquor Control Commissioner, the Liquor Control Commission shall hold a hearing on the matter. The liquor license with the late-night permit shall be given notice of the purpose, date, time and location of the hearing in a similar manner to a liquor license violation. The matter will be heard before the Liquor Control Commission in the same manner as any license violation. The Liquor Control Commission shall provide advice and consent to the Local Liquor Control Commissioner, who shall make a final decision on the matter.
- I. Cause to Reduce Hours, Revoke Late Night Permit or Not Issue Late Night Permit. In the event that a liquor license holder, has applied for or been issued a late-night permit, and has demonstrated circumstances giving reason to review whether that late-night permit shall be issued, reduced in hours or revoked, the Liquor Control Commission shall receive input from these city departments:
1. Finance Department as it relates to unpaid fees, utilities or city taxes;


2. Fire Department as it relates to repetitive fire code violations affecting health and safety;
 3. Community Development Department, Building and Code Enforcement Division as it relates to building code violations;
 4. Police Department as it relates to repetitive calls for service that are indicative of underage patrons, over service of patrons, or liquor license violations affecting the safety of the general public where the licensee is not taking proactive measures to abate the problems;
 5. Other departments with applicable information.
- J. The license holder shall have the opportunity to respond to information in a public hearing prior to any action being taken, by the Liquor Control Commission before sending any recommendation to City Council.
- K. The Liquor Control Commission may recommend the issuance or denial of a requested late-night permit for 1:00 a.m. or 2:00 a.m., or reduction in hours based on cause to the City Council for final decision.
-

I recommend in favor of the aforementioned requests as identified in the attached spreadsheet. A total of 26 business are seeking late-night permits: 12/1 a.m. permits and 14/2 a.m. permits.

As always, I stand ready to answer any questions or concerns you might have in reference to my recommendation. Thank you in advance for your cooperation and consideration in this matter.

Late-Night Permit Applications for 2025/26 Licensing Year

License Holder	Address	License Class	Permits
3RD STREET PUB	11 N Third Street, Units B & C	B	1AM
COOPER'S HAWK	2222 Damon Street	B	1AM
MCNALLY'S	109 W Main Street	B	1AM
THE GRACEFUL ORDINARY	3 E. Main Street	B	1AM
THE OFFICE	201 E Main Street	B	1AM
WHISKEY BEND	222 W Main Street	B	1AM
ALIBI BAR & GRILL	12 N 3Rd Street	B	2AM
ALLEY 64	212 W Main St	B	2AM
CRAZY FOX, LLC	104 E Main Street	B	1AM
FLAGSHIP ON THE FOX	100 South Riverside Avenue	B	2AM
RIVERSIDE PIZZA & PUB	102 E Main Street	B	2AM
ROOKIES	1545 W Main St	B	2AM
THE EVERGREEN PUB & GRILL	1400 W Main St	B	2AM
THE FILLING STATION	300 W Main St	B	2AM
THE HIVE	204 W. Main Street	B	2AM
GLOBAL BREW	2100 PRAIRIE STREET	C	1AM
R-HOUSE	214 W Main Street	C	1AM
ROSATI'S PIZZA	550 N. Kirk Road	B	2AM
RUDY'S	210 W. Main Street	C	1AM
THE LEWIS	106 E. Main Street	C	1AM
BOGART'S BAR	219 W Main Street	C	2AM
DUKES NORTHWOODS, LLC	7 E. Main Street	C	2AM
SECOND STREET BAR & GRILL	221 S Second St	C	2AM
THE BEACH HUT	8 N. Third Street	C	2AM
LIQUOR N WINE INC	2460 W. Main Street Suite 105	C	1AM
THE HOUSE PUB	16 S Riverside Ave	C	2AM
Totals:	Liquor Class B	16	12
	Liquor Class C	10	14

 CITY OF ST. CHARLES ILLINOIS • 1834	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 8
	Title:	Recommendation to Approve a Liquor License Class Change from D-10 to D-14 for Moto Art Bar, Inc., Located at 1317 E. Main St., St. Charles	
	Presenter:	Deputy Chief Majewski	
Meeting: Liquor Control Commission Date: March 17, 2025			
Proposed Cost:		Budgeted Amount: \$	Not Budgeted: <input type="checkbox"/>
TIF District: Choose an item.			
Executive Summary (if not budgeted, please explain): Moto Art Bar, Inc., currently possesses a valid D-10 liquor license. A change to class D-14 is requested to accommodate the sale of gourmet craft beer/wine in their original sealed package or container for consumption off premises.			
Attachments (please list): Memo			
Recommendation/Suggested Action (briefly explain): Recommendation to approve a liquor license class change from D-10 to D-14 for Moto Art Bar, Inc., located at 1317 E. Main St., St. Charles.			



Memo

Date: 03/13/2025
To: Deputy Chief Eric Majewski #317
From: Commander Drew Lamela #340
Re: Addendum: Liquor License Background Investigation Moto Art Bar, Inc.

The purpose of this memorandum is to document the continuation of this liquor license background investigation regarding the Moto Art Bar, Inc., located at 1317 E. Main Street.

Moto Art Bar, Inc., currently possesses a valid D-10 liquor license. A class D-10 license shall authorize the retail sale of alcoholic liquors for consumption on the premises of an entertainment venue, museum, or theater for consumption on the premises as determined in an approved site plan from a service bar or snack shop. Such licenses shall only be issued to establishments where the service of alcoholic beverages is ancillary and incidental to entertainment services.

I was informed that Moto Art Bar, Inc., would like to offer packaged alcoholic liquors (wine) for sale and that their current license does not permit the establishment to do so. A new D-14 liquor license would authorize Moto Art Bar, Inc. to sell packaged wine or gourmet craft beer for sale.

****Proposed Class D-14 liquor licenses shall authorize the retail sale of alcoholic liquors for consumption on the premises of a museum, for consumption on the premises as determined in an approved site plan from a service bar or snack shop. Such licenses shall only be issued to establishments where the service of alcoholic beverages is ancillary and incidental to entertainment services. This liquor license shall authorize the sale of gourmet craft beer/wines in their original sealed package or container for consumption off the premises. For the purpose of this section, such on-premises sale of gourmet craft beer/wine shall be incidental to museum events and comprise no more than ten percent (10%) of the gross square footage.**



On 03/13/2025, I went to Moto Art Bar, Inc., located at 1317 E. Main Street and met with the owner of the establishment, Andrzej (Andy) Koczwara. I informed him of the proposed Class D-14 liquor license that his establishment would fall under.

While speaking with Andy, he showed me where the packaged wine would be offered for sale. The area was designated as the reception area on the original floor plan that was included with the initial background investigation. Andy I measured out the area of where the packaged wine would be sold. The area is 17 feet long and 7 feet deep, which is 105 square feet. The packaged wine is located behind a counter. Andy advised that the total square foot of the business consists of 5,000 square feet. The area in which wine will be sold is well under ten percent (10%) of the gross square footage. (See attached floor plan)



Andy was informed that the next LCC meeting will be held on 03/17/2025 at 4:30PM and the City Council meeting will be held on that same date at 7:00PM at the City Council Chambers. Andy informed me that he would attend both meetings.

This concludes this memo.

Respectfully submitted,

Commander Drew Lamela



	City of Seattle Department of Public Works Engineering Division 320 North 3rd Street Seattle, WA 98109	PROPOSED RENOVATION AT 1317 EAST MAIN ST. CHURCH SQUARE DRIVE AND KOCIBARA	

**Police Department Recommended Ordinance Revisions to Title 5 "Business
Licenses and Regulations" and Chapter 5.08 "Alcoholic Beverages" for
March 2025**

5.08.090 License – Classifications

D-14. Class D-14 licenses shall authorize the retail sale of alcoholic liquors for consumption on the premises of a museum, for consumption on the premises as determined in an approved site plan from a service bar or snack shop. Such licenses shall only be issued to establishments where the service of alcoholic beverages is ancillary and incidental to entertainment services. This liquor license shall authorize the sale of gourmet craft beer/wines in their original sealed package or container for consumption off the premises. For purposes of this section, such on-premises sale of gourmet craft beer/wine shall be incidental to ~~entertainment services~~ **museum events** and comprise no more than ten percent (10%) of the gross square footage.

ADDRESS: 1317 E. Main St. St. Charles, IL 60174

* COMMENTS: _____

SUPERVISOR REVIEW _____

Police Department



Memo

Date: 9/12/2024
To: Chief Keegan #300 (via Chain of Command)
From: Detective Jacobo #374
Re: Liquor License Background Investigation /Moto Art Bar Inc.
b6 b7C

The purpose of this memo is to outline steps taken during the background investigation for a liquor license application. The investigation was done based on the liquor license application submitted for Class D-10 for the business, Moto Art Bar Inc. This business is located at 1317 E. Main St.

Applicants/Owners:

Andrzej W. Koczwara



Ewa T. Oswiecimska



Application

The application appears to be complete including, signed lease, proposed insurance quote, floor plan, and business plan. Andrzej and Ewa both have valid BASSET Certifications, which is included in the application.

On 09/11/24, I spoke with Brianna at City Hall and was advised that an insurance quote is acceptable and Andrzej would have to obtain the Dram Shop Certificate of Insurance once this application is approved.

Applicant/Owner:

Andrzej W. Koczwara



On 09/05/24, I met with Andrzej (Andy) W. Koczwara at the St. Charles Police Department (SCPD). Andy provided me with his Illinois Driver's License, which I later photocopied (see attached). Andy signed waivers so I could conduct this liquor license background investigation. During my interview with Andy, I learned the following information (in summary and not verbatim):

Andy advised that he will be the owner of Moto Art Bar Inc. Andy advised that he was born in Poland, but now is a Naturalized United States Citizen. Andy advised that he currently resides at [REDACTED]. Andy advised that he recently moved to that address about 4 months ago with his girlfriend Ewa. Andy advised prior to the move he resided at [REDACTED]. Andy advised that he plans to open Moto Bar Inc. sometime in January or February of 2025.

Andy advised that there is no liquor inventory at this time. Andy advised that he is not a current or past liquor license holder. The type of alcoholic beverages that will be sold are wine and beer. The business is a corporation, and Andy does not own any other liquor establishments.

FINGERPRINT RESPONSES:

On 08/16/24, Andy was fingerprinted as a liquor license applicant

The ISP Bureau of Identification response showed Andy had one arrest. The arrest was by the Bartlett Police Department on 03/01/19 for DUI. This was plead down to Reckless Driving and Andy served 7 days in the DuPage County Jail.

RECORD CHECKS:

A check with the Bartlett Police Department revealed the arrest mentioned above and the report has been attached to this background investigation.

A check with the Kane County Sheriff's Office revealed no record for Andy.

A search of ICLEAR showed no contacts for Andy.

A search of our department's New World system and Kane County Aegis Link shows eight contacts with Andy from 11/29/14 through 03/04/24. The contacts were for traffic stops, two mental case calls in Geneva where Andy is listed as witness or other person. Andy was a victim of a Burglary to Motor Vehicle call in 2014 and call was handled by the St. Charles Police Department.

A check of the Kane County Circuit Court Clerk, DuPage County Circuit Court Clerk, Cook County Circuit Clerk's Office and the TLOxp database revealed nothing that would prohibit Andy from performing his duties.

Andy provided his Certificate of Naturalization ([REDACTED]), which is included with the application.

BUSINESS ENTITY SEARCH:

Moto Art Bar Inc. was checked via the ilsos.gov website's Business Entity Search, and it had a result for:

- Entity Name: Moto Art Bar Inc.
- File Number: 74817181
- Entity Type: Corporation
- Agent Information: Chicago Payroll Solutions 1030 Higgins Rd. Ste 205 Park Ridge, IL 60068
- Incorporator: Andrzej Koczwara [REDACTED]

On-Site Manager:

Ewa T. Oswiecimska

DOB: [REDACTED]

On 09/05/24, I met with Ewa T. Oswiecimska at the St. Charles Police Department (SCPD). Ewa provided me with her Illinois Driver's License, which I later photocopied (see attached). Ewa signed waivers so I could conduct this liquor license background investigation. During my interview with Ewa, I learned the following information (in summary and not verbatim):

Ewa advised that she recently moved back to Illinois from Clearwater, FL. Ewa provided her address in Clearwater as [REDACTED]. Ewa advised that prior to moving to Florida several years ago she resided at [REDACTED]. Ewa advised that she recently moved in with her boyfriend Andy to [REDACTED].

Ewa advised that she will be helping Andy open Moto Art Bar Inc. and will be the on-site manager. Ewa advised that she was born in Poland, but now is a Naturalized United States Citizen. Ewa advised that opening a motorcycle museum/bar has been Andy's dream. Ewa advised that there is no liquor inventory at this time. Ewa advised that she is not a current or past liquor license holder. The type of alcoholic beverages that will be sold are wine and beer. The business is a corporation, and Ewa does not own any other liquor establishments.

On 09/10/24, I was advised that Ewa would be traveling to Florida to obtain her Certificate of Naturalization to provide me with a copy. On 09/12/24, I was advised that Ewa was unable to travel to Florida and instead will be traveling to Florida on 09/15/24 and returning on 09/17/24 with the certificate.

FINGERPRINT RESPONSES:

On 08/16/24, Ewa was fingerprinted as a liquor license applicant

The ISP Bureau of Identification response had a result of no record on file. The FBI response revealed no prior arrest data

RECORD CHECKS:

A check with the Clearwater Police Department revealed no contacts.

A check with the Pinellas County FL Sheriff's Office revealed no contacts.

A check with the Arlington Heights Police Department revealed no contacts

A check with the Kane County Sheriff's Office revealed no contacts.

A search of ICLEAR showed no contacts for Ewa.

A search of our department's New World system and Kane County Aegis Link shows no contact with Ewa.

A check of the Kane County Circuit Court Clerk, DuPage County Circuit Court Clerk, Cook County Circuit Clerk's Office and the TLOxp database revealed nothing that would prohibit Ewa from performing his duties.

FINGERPRINT RESPONSES:

On 08/16/24, Ewa was fingerprinted as a liquor license applicant

The ISP Bureau of Identification response had a result of no record on file. The FBI response revealed no prior arrest data

SITE VISIT:

On 09/10/24, I responded to the future home of Moto Art Bar Inc. (1317 E Main St.) and met with Andy. The bar is still in the renovation stage, and nothing was set up yet.

This concludes this background investigation.

Detective J. Jacobo #374

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



Incomplete applications will not be accepted.

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

Business Name

APPLICATION CHECKLIST

Check items to confirm all are attached to this application

Application Fee of \$200 (5.02.070C) non-refundable
Non-refundable

Completed Application for all questions applicable to your business.

Copy of Lease/Proof of Ownership

Copy of Dram Shop Insurance or a letter from insurance agent with a proposed quote.

Copy of Articles of Corporation, if applicable.

Completed B.A.S.S.E.T. (Beverage Alcohol Sellers & Servers Training) form – filled out for all employees. A copy of the B.A.S.S.E.T. certificate is only needed for each manager. It is the business establishment's responsibility to keep copies of all B.A.S.S.E.T. certificates on file for all of their employees.

Copy of Site Plan for Establishment (Drawn to scale including the parking lot, patio and/or deck, outdoor seating).

Copy of Floor Plan for Establishment (Drawn to scale and must include the layout of the establishment with tables, chairs, aisles, displays, cash register, bar, and lounge area with dimensions, percentage, and square footage noted for each space). Be sure to also include all fixed objects, such as pool tables, bar stools, vending/amusement machines, as well as all exits.

Copy of Business Plan, to include:

- ☒ Hours of Operation
- ☒ Copy of Menu
- ☐ Whether or not live music will be played at this establishment
- ☐ Will there be outdoor seating and/or outdoor designated smoking area
- ☐ Do not include a marketing or financial plan with this business plan

Are any building alterations planned for this site? If not sure, please contact Building & Code Enforcement at 630.377.4406 and/or Fire Prevention Bureau at 630.377.4458 to discuss whether or not a walk-thru and/or permit are necessary.

All managers have been fingerprinted who are employed by your establishment. When new management is hired, it is imperative you contact the Mayor's office to be fingerprinted so the City's business files are appropriately updated.

Alcohol Tax Acknowledgement and Business Information Sheet

OFFICIAL USE ONLY

Signature of Investigating Officer

Badge Number & Rank

374 / Detective

Approval Recommended

Approval NOT Recommended

Signature of Chief of Police

Date

9-13-24

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

Date Application Received: _____

LICENSE INFORMATION:

☐ A Package \$3200-3600 ☐ A1 ☐ A2 ☐ A4 ☐ A5 ☐ A6

☐ B Restaurant \$2400-3600 ☐ B1 ☐ B2 ☐ B3

☐ C Tavern \$2400-3600 ☐ C1 ☐ C2 ☐ C3

☐ Late Night Permit 1:00am \$800 (B/C only)

☐ Late Night Permit 2:00am \$2300 (B/C only)

☒ D Hotel/Banquet/Arcade/Q Center/Entertainment/Club - \$varies **D-Type 10**

☐ G Brewery/Restaurant or Site License - \$varies ☐ G1 ☐ G2

☐ H Catering License - \$varies ☐ H1 ☐ H2

*Initial Liquor License fees for A, B, C, D, G are reduced by 50% for annual renewals and licenses issued after Nov 1.

*Licenses are valid until April 30 following issuance and a renewal application is required for the next year (May 1-April 30) (5.08.040)

APPLICANT INFORMATION

1. Type of Business: ☒ Individual ☐ Partnership ☐ Corporation ☐ Other (explain):

2. Business Name: **Moto Art Bar Inc**

3. Business Address: **1317 E Main St, St. Charles, IL 60174**

4. Type of Business (5.08.070-3): **Museum** 5. Length of Time in this Business (5.08.070-4): 6. Value of merchandise that normally will be in inventory when in operation (5.08.070-5): **\$ 5,000.**

7. Business Phone: 8. Business E-mail: 9. Business Website: 10. Illinois Tax ID Number: **99-4173632**

11. Applicant/Contact Person Name: **Andy Kozlowski** 12. Title: **President** 13. Email: _____

14. Applicant Home Address, and all addresses for the last 10 years: _____

15. Ph #: _____ DL#: _____ 16. Date of Birth: _____ 17. Birthplace: **Poland**

18. If Corporation, Corporation Name: **Moto Art Bar Inc**

19. Corporation Address (city, state, zip code): **601 Sidwell Ct, unit L, St. Charles, IL 60174**

ADDITIONAL OWNERS, INVESTORS (greater than 5% interest), and MANAGER INFORMATION

Full Name, include middle initial: **Ewa Oswiecimoka** Title: **Manager**

Birthdate: _____ Birthplace: **Poland** Driver's License#: _____ Home Phone: _____

Home Address, and all addresses for the last 10 years: _____ Email Address: _____

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

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

BUSINESS ESTABLISHMENT LOCATION INFORMATION			
1. Exact Street Address for liquor license:	2. # Parking Spaces:	3. Outside Dining s.f. (17.20.020-N):	4. Total Building s.f.:
1317 E Main St. St Charles IL	40	N/A	5,000
5. Total # Seats:	6. Live Entertainment Area s.f. (5.08.010-H):		
30	N/A		
7. Brief Business Plan description based on type of establishment listed above (5.08.070-6):			
Motorcycle museum with art gallery. Cultural hub for tourists and local community. Adventure Club.			

PROPOSED FLOOR PLAN/LAYOUT OF PROPERTY	
Attach to this application a floorplan or layout of the proposed facility to include the following:	
1.	Every application for Liquor license shall have attached thereto a site drawing of the proposed licensed premises, drawn to scale showing the following: <ul style="list-style-type: none"> a. The location of all rooms, segregated areas, including outdoor seating areas and the square footage thereof; b. The designated use of each room or segregated area (i.e. dining room, holding bar, service bar, kitchen, restrooms, outdoor seating areas, all rooms and segregated areas, including outdoor areas where alcoholic liquor may be served or consumed and all locations where live entertainment may be provided); c. The proposed seating capacity of rooms or segregated areas where the public is permitted to consume food and/or alcoholic beverages and/or live entertainment may be provided.
2.	The site drawing is subject to the approval of the Local Liquor Control Commissioner. The Local Liquor Commissioner may impose such restrictions as he deems appropriate on any license by noting the same on the approved site drawing or as provided on the face of the license.
3.	A copy of the approved site drawing shall be attached to the approved license and is made a part of said license.
4.	It shall be unlawful for any licensee to operate and/or maintain the licensed premises in any manner inconsistent with the approved site drawing.
THE FIRE PREVENTION BUREAU WILL FURNISH ALL FINAL, PERMITTED OCCUPANCY NUMBERS FOR THIS LICENSE.	

CORPORATION / PREMISES QUESTIONS

1.	<p>If applicant is an individual or partnership, is each and every person a United States citizen (S.08.070-2)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is any individual a naturalized citizen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, print name(s), date(s), and place(s) of naturalization:</p>
2.	<p>Is the premises owned or leased (S.08.070-6A)? <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Leased</p>
3.	<p>If the premises are leased, list the names and addresses of all direct owners or owners of beneficial interests in any trusts, if premises are held in trust (S.08.070-6B):</p> <p>Name of Building Owner: <u>Fox Valley Capital LLC</u> Phone Number: <u>[REDACTED]</u></p> <p>Address of Building Owner: <u>[REDACTED] St Charles IL</u> E-mail Address: <u>andy@americanhwy.com</u></p> <p>Mailing Address of Building Owner (if different):</p> <p>Name of Building Owner: Phone Number:</p> <p>Address of Building Owner: E-mail Address:</p> <p>Mailing Address of Building Owner (if different):</p> <p>Name of Building Owner: Phone Number:</p> <p>Address of Building Owner: E-mail Address:</p> <p>Mailing Address of Building Owner (if different):</p>
4.	<p>Does the applicant currently operate, or operated in the past, any other establishment within the City of St. Charles that requires a liquor license? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please list the business name(s) and address(es):</p>
5.	<p>Does applicant have any outstanding debt with the City of St. Charles, including, but not limited to, utility bills, alcohol tax, and permit fees, for any current or previous establishment owned, operated or managed by the applicant?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If yes, please note the City of St. Charles requires all debt to be paid in full before consideration of a new or renewed liquor license is issued. (S.08.050)</i></p>
6.	<p>Are any improvements planned for the building and/or site that will require a building permit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, has a building permit been applied for? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date of permit application <u>6-10-24</u></p>
7.	<p>Has applicant applied for a similar or other license on the premises other than the one for which this license is sought (S.08.070-7)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, what was the disposition of the application? Explain as necessary:</p>

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

14.	All individual owners, partners, officers, directors, and/or persons holding directly or beneficially more than five (5) percent in interest of the stock of owners by interest listed on page 2 of this application must be fingerprinted by the City of St. Charles Police Department (§.08.070-A12).
	Has this been done? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, date(s):
15.	Has the applicant attached proof of Dram Shop Insurance to this application or already furnished it to the City of St. Charles (§.08.060)? <input type="checkbox"/> Yes <input type="checkbox"/> No If already furnished, date of delivery:
16.	Is the premises within 100 feet of any real property of any church; school; hospital; home for the aged or indigent persons; home for veterans, their wives/husbands, or children; and/or any military or naval station (§.08.230)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

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

Name (First, Middle, Last): Andy Kozzwarra Birthdate: [REDACTED]
Home Street Address, Incl City, State, Zip: [REDACTED]
Date of Course: 8-14-24 Place Course was Taken: online Certificate Granted ☒ Y/N Expiration: 8/27

Name (First, Middle, Last): Ewa Owieczimska Birthdate: [REDACTED]
Home Street Address, Incl City, State, Zip: [REDACTED]
Date of Course: 8/10/24 Place Course was Taken: online Certificate Granted ☒ Y/N Expiration: 8/27

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

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

NEW MANAGEMENT REQUIREMENTS

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

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

COMMENTS/ADDITIONAL INFORMATION

Business Name:

SIGNATURES

[Redacted Signature]

Applicant's Signature

Subscribed and sworn before me this 11th day of August, 2024



[Redacted Signature]
Notary Public

ADDENDUM TO RETAIL LIQUOR LICENSE APPLICATION

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

Date:

09/05/24

Name of Applicant:

Andrzej Koczvara

Name of Business:

Moto Art Bar Inc.

Address of Business:

1317 E. Main St.

Ward Number:

#1

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

1. Date on which applicant will begin selling retail alcoholic liquors at this location:

Jan or Feb. 2025

2. Is the location within 100 feet of any church; school; hospital; home for the aged or indigent persons; home for veterans, their wives/husbands or children; or any military or naval station? ☐ Yes ☒ No

3. If the answer to question 2 is yes, answer the following: is applicant's place of business a hotel offering restaurant service, a regularly organized club, a restaurant, a food shop, or other place where the sale of alcoholic liquors is not the principal business? ☐ Yes ☐ No

If yes, answer a, b and c:

- a. State the kind of such business:
- b. Give date on which applicant began the kind of business named at this location:
- c. Has the kind of business designated been established at this location for such purpose prior to February 1, 1934, and carried on continuously since such time by either the applicant or any other person?

☐ Yes ☐ No

4. If premises for which an alcoholic liquor license is herein applied for are within 100 feet of a church, have such premises been licensed for the sale of alcoholic liquor at retail prior to the establishment of such church? ☐ Yes ☒ No

If yes, have the premises been continuously operated and licensed for the sale of alcoholic liquor at retail since the original alcoholic liquor license was issued therefore? ☐ Yes ☐ No

5.	Is the place for which the alcoholic liquor license is sought a dwelling house, flat, or apartment used for residential purposes? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6.	Is there any access leading from premises to any other portion of the same building or structure used for dwelling or lodging purposes and which is permitted to be used or kept accessible for use by the public? (Connection between premises and such other portion of building or structure as is used only by the applicant, his/her family and personal guests not prohibited.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
7.	If applicant conducts or will conduct in the same place any other class of business in addition to that of City Retailer of Alcoholic Liquor, state the kind and nature of such business: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
8.	Are all rooms where liquor will be sold for consumption on the premises continuously lighted during business hours by natural light or artificial white light so that all parts of the interior shall be clearly visible? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9.	Are premises located in any building belonging to or under the control of the State of Illinois or any other political subdivision thereof, such as county, city, etc.? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
10.	Are the premises for which license is herein applied for a store or place of business where the majority of customers are minors of school age or where the principal business transacted consists of school books, school supplies, food or drinks for such minors? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
11.	It is required by the City of St. Charles that all employees undergo BASSET training. Provide a copy of the certificate of training completion for each manager. All certificates for managers have been submitted: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
12.	From your observation and investigation, has applicant—to the best of your knowledge—truthfully answered all questions? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, state exceptions:
13.	Have all persons named in this application been fingerprinted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Fingerprinted by: <u>IEP Catt</u> Date: <u>081621</u>
14.	Other necessary data:



**ST. CHARLES POLICE DEPARTMENT
EMPLOYMENT BACKGROUND INVESTIGATION**

AUTHORIZATION FOR RELEASE OF INFORMATION

I, ANDRZEJ KOCWARNA, hereby, authorize any Municipal, County, State or Federal Criminal Justice agency to release information concerning the existence or non-existence of any criminal record information. I agree to hold harmless the City, its employees and those Criminal Justice Agencies and their employees from any action or claim arising out of release of such information and waive all rights to damages of any form I may suffer from the release of such information.

ANDRZEJ KOCWARNA
Applicant's Name (Printed)

09/05/21
Date

[REDACTED SIGNATURE]
Applicant's Signature

09/05/24
Date



ST. CHARLES POLICE DEPARTMENT EMPLOYMENT BACKGROUND INVESTIGATION

As an applicant for licensing with the City of St. Charles, I am required to furnish information for use in determining my qualifications. In this connection, I authorize the release of any and all information you may have concerning me, including but not limited to information of a confidential or privileged nature or any data or materials which have been sealed or agreed to be withheld pursuant to any prior agreement or court proceeding involving disciplinary matters.

I hereby release, discharge, and exonerate the CITY OF ST. CHARLES POLICE AND FIRE DEPARTMENT, its agents and representatives, and any person furnishing information from any and all liability of every nature and kind arising out of the furnishing, inspecting, and copying of such documents, records and other information. This release shall be binding on my legal representatives, heirs, and assigns. It is understood and acknowledged by me that any information secured, pursuant to this required background investigation, which would negatively reflect on my fitness for duty will be forwarded to my current police department employer. A copy of this document shall be as binding as the original.


Applicant's Name (Printed)


Applicant's Signature

09/05/25
Date



**ST. CHARLES POLICE DEPARTMENT
EMPLOYMENT BACKGROUND INVESTIGATION**

As an applicant for licensing with the City of St. Charles, I am required to furnish information for use in determining my qualifications. In this connection, I authorize the release of any and all information you may have concerning me, including but not limited to information of a confidential or privileged nature or any data or materials which have been sealed or agreed to be withheld pursuant to any prior agreement or court proceeding involving disciplinary matters.

I hereby release, discharge, and exonerate the CITY OF ST. CHARLES POLICE AND FIRE DEPARTMENT, its agents and representatives, and any person furnishing information from any and all liability of every nature and kind arising out of the furnishing, inspecting, and copying of such documents, records and other information. This release shall be binding on my legal representatives, heirs, and assigns. It is understood and acknowledged by me that any information secured, pursuant to this required background investigation, which would negatively reflect on my fitness for duty will be forwarded to my current police department employer. A copy of this document shall be as binding as the original.

Ewa OSWIECIMSKA

Applicant's Name (Printed)



Applicant's Signature

05-05-24

Date



**ST. CHARLES POLICE DEPARTMENT
EMPLOYMENT BACKGROUND INVESTIGATION**

AUTHORIZATION FOR RELEASE OF INFORMATION

I, Ewa Osiecimska, hereby, authorize any Municipal, County, State or Federal Criminal Justice agency to release information concerning the existence or non-existence of any criminal record information. I agree to hold harmless the City, its employees and those Criminal Justice Agencies and their employees from any action or claim arising out of release of such information and waive all rights to damages of any form I may suffer from the release of such information.

EWA OSIECIMSKA

Applicant's Name (Printed)

05-05-24

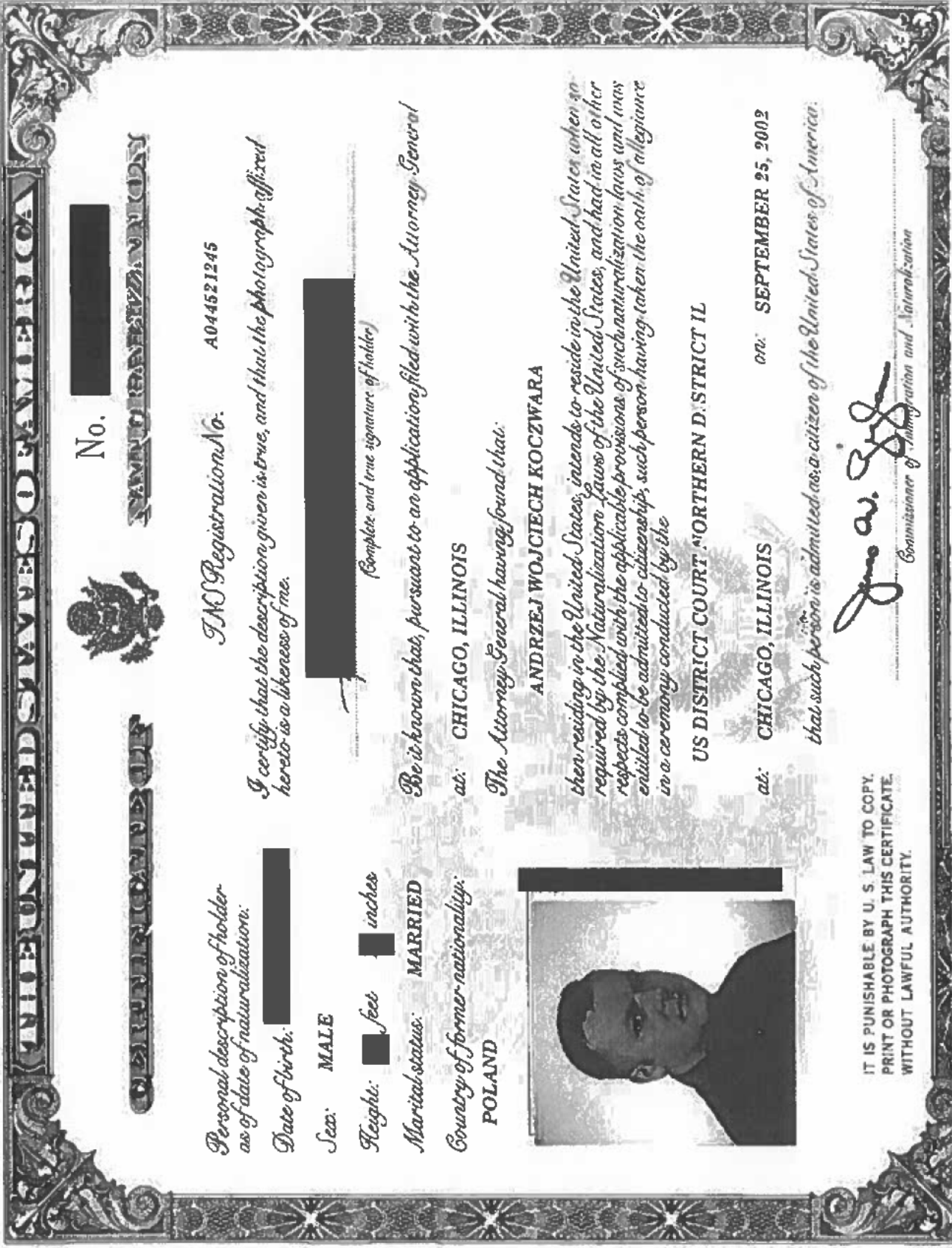
Date



Applicant's Signature

05-05-24

Date



UNITED STATES DEPARTMENT OF JUSTICE



No.

XXXXXXXXXXXX

Personal description of holder
as of date of naturalization:

Date of birth: [redacted]

Sex: MALE

Height: [redacted] feet [redacted] inches

Marital status: MARRIED

Country of former nationality:
POLAND



INS Registration No. A044521245

I certify that the description given is true, and that the photograph affixed
hereto is a likeness of me.

[redacted]

(Complete and true signature of holder)

Be it known that, pursuant to an application filed with the Attorney General

at: CHICAGO, ILLINOIS

The Attorney General having found that:

ANDRZEJ WOJCIECH KOCZWARA

then residing in the United States, intends to reside in the United States when so
required by the Naturalization Laws of the United States, and had in all other
respects complied with the applicable provisions of such naturalization laws and was
entitled to be admitted to citizenship, such person having taken the oath of allegiance
in a ceremony conducted by the

US DISTRICT COURT NORTHERN DISTRICT IL

at: CHICAGO, ILLINOIS

on: SEPTEMBER 25, 2002

that such person is admitted as a citizen of the United States of America:

James A. Ziegler
Commissioner of Immigration and Naturalization

IT IS PUNISHABLE BY U. S. LAW TO COPY,
PRINT OR PHOTOGRAPH THIS CERTIFICATE,
WITHOUT LAWFUL AUTHORITY.

Florida

DRIVER LICENSE



AGE E



OSWIECINSKA
TERESA

J DOB 07/04/2031 SEX F
12 HGT 5'-04"
12 WGT B NO END NONE

CLASS DRIVER
EXPIR 10/24/2022
SID J 4270200011



Operation of a motor vehicle constitutes
consent to any sobriety test required by law

ILLINOIS

Arvid Glanville • Secretary of State

USA

CDL

44 LIC 10123238-101234

DOB: 04/10/2027

1: KOCOWARA

2: ANDRZEJ W

9 CLASS AM

12 POST: B

15

17 WGT: 210 LBS

18 EYES: BLUE

19 DOB: 01/25/2023



EXPIRATION DATE: 01/25/2028



Office of the Secretary of State

ilsos.gov

Business Entity Search

Entity Information

Entity Name MOTO ART BAR, INC.

File Number 74817181 Status ACTIVE

Entity Type CORPORATION Type of Corp DOMESTIC BCA

Incorporation Date (Domestic) 07-26-2024 State ILLINOIS

Duration Date PERPETUAL

**Annual
Report
Filing Date**

00-00-0000

**Annual
Report
Year**

**Agent
Information**

CHICAGO PAYROLL
SOLUTIONS
1030 HIGGINS RD STE 205
PARK RIDGE ,IL 60068-5760

**Agent
Change
Date**

07-26-2024

Services and More Information

Choose a tab below to view services available to this business and more information about this business.

[Purchase Master Entity Certificate of Good Standing](#)

[Change of Registered Agent and/or Registered Office](#)

[Articles of Amendment Effecting A Name Change](#)

[Adopting Assumed Name](#)

FORM BCA 2.10
ARTICLES OF INCORPORATION
Business Corporation Act

Filing Fee: \$150

File #: 74817181

Approved By: MAP

FILED

JUL 26 2024

Alexi Giannoulas
Secretary of State

1. Corporate Name: MOTO ART BAR, INC.

2. Initial Registered Agent: CHICAGO PAYROLL SOLUTIONS

First Name	Middle Initial	Last Name
Initial Registered Office: 1030 HIGGINS RD STE 205		
Number	Street	Suite No.
PARK RIDGE	IL	60068-6760
City	ZIP Code	County
		COOK

3. Purposes for which the Corporation is Organized:

The transaction of any or all lawful businesses for which corporations may be incorporated under the Illinois Business Corporation Act.

4. Authorized Shares, Issued Shares and Consideration Received:

Class	Number of Shares Authorized	Number of Shares Proposed to be Issued	Consideration to be Received Therefor
COMMON	10000	1000	\$ 1000

NAME & ADDRESS OF INCORPORATOR

5. The undersigned incorporator hereby declares, under penalties of perjury, that the statements made in the foregoing Articles of Incorporation are true.

Dated JULY 26, 2024
Month & Day Year

ANDRZEJ KOCZWARA

Name

Street

IL 60119

City/Town

State ZIP Code



DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 07-26-2024

Employer Identification Number:
99-4173632

Form: SS-4

Number of this notice: CP 575 A

MOTO ART BAR INC
601 SIDWELL CT STE L
SAINT CHARLES, IL 60174

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 99-4173632. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did not apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 941	01/31/2025
Form 940	01/31/2025
Form 1120	04/15/2025

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification (corporation, partnership, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

IMPORTANT INFORMATION FOR S CORPORATION ELECTION:

If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S, U.S. Income Tax Return for an S Corporation, must be made within certain timeframes and the corporation must meet certain tests. All of this information is included in the instructions for Form 2553, *Election by a Small Business Corporation*.

If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, *Electronic Choices to Pay All Your Federal Taxes*. If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.

The IRS is committed to helping all taxpayers comply with their tax filing obligations. If you need help completing your returns or meeting your tax obligations, Authorized e-file Providers, such as Reporting Agents or other payroll service providers, are available to assist you. Visit www.irs.gov/efbusproviders for a list of companies that offer IRS e-file for business products and services.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.
- * Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is MOTO. You will need to provide this information along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, *Safeguarding Taxpayer Data: A Guide for Your Business*.

You can get any of the forms or publications mentioned in this letter by visiting our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter.

Thank you for your cooperation.

575A

07-26-2024 MOTO B 9999999999 SS-4

CP 575 A (Rev. 7-2007)

CP 575 A

999999999999

DATE OF THIS NOTICE: 07-26-2024
EMPLOYER IDENTIFICATION NUMBER: 99-4173632
FORM: SS-4 NOBOD

MOTO ART BAR INC
601 SIDWELL CT STE L
SAINT CHARLES, IL 60174

QUOTE REFERENCE: JFL/LIQ/243266

ILLINOIS LIQUOR LIABILITY QUOTE

PLEASE READ CAREFULLY. THIS QUOTATION IS NOT A BINDER OF INSURANCE. IT DOES NOT NECESSARILY PROVIDE THE TERMS AND/OR COVERAGE REQUESTED IN YOUR PROPOSAL. THIS QUOTE IS VALID FOR 30 DAYS FROM: 05 August 2024

Correspondent:	Guild Insurance Inc 100 Illinois St #200 St Charles IL 60174	Retail Broker:	HEIL & HEIL INSURANCE AGENCY P O BOX 1663 EVANSTON IL 60204
-----------------------	--	-----------------------	--

1. Name and address of Assured (Licensee in respect of Location 1)

MOTO ART BAR INC
Illinois

2. Sale or gifts of alcohol made by the licensee/s above limited to the following location

Illinois

3. Period: From 15 August 2024 to 15 August 2025 both days at 12:01 a.m. Central Standard Time

4. Insurance to be effected with certain NATIONAL SPECIALTY INSURANCE COMPANY: 100%

5. Classification of Risk
TAVERN

Amount of Gross Annual Receipts
\$10,000

Producer Commission 15% of Total Premium

Total Premium:	\$600.00
Policy Fee:	\$25.00
Total Payable:	\$625.00

LIMIT OF LIABILITY
Combined Single Limit \$1,000,000

FORMS ATTACHED:
LII 12 (04/21)
AIF 2273

COVERAGE IS SUBJECT TO SIGNED AND DATED APPLICATION. PLEASE REFER ANY REQUEST TO BIND TO CORRESPONDENT.

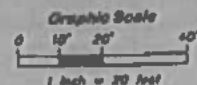
Guild Insurance Inc
(T) 630.613.9473
(F) 630.613.9674

02A-2364

Δ	Indicates they are
●	Indicates bus stops
from	Indicates summer date
(or)	Indicates round drive
→	Indicates north turn line
→	Indicates west turn line
→	Indicates overhead line
→	Indicates underground
→	Indicates auxiliary supply
→	Indicates alarm cable
→	Indicates gas service
→	Indicates fire hydrant

- Indicates water shut off valve
- Indicates light standard
- Indicates utility pole
- Indicates S-bay
- Indicates handicapped parking space
- Indicates alarm bell
- Indicates water valve cap
- Indicates gas valve
- Indicates phone wall box
- Indicates electrical service box
- Indicates center line

- | | |
|--|---|
| | Indicates material cover the pipe also material and direction of flow |
| | Indicates storm cover the pipe also material and direction of flow |
| | Indicates traffic signal box |
| | Indicates third standard |



East Main Street
(IL State Route 64)



Boatage shown herein are based upon 1994
State Ports, (enl) Sept, 1994 83
Vertical Center based on 51 Charles Vertical
Center - North Station STC 80 Deviation =
270.61 N. 1994 84

Geographical economists and statisticians collected
data, are based upon Chicago
The National Company Order Number
18412787 having an effective date of August
20, 1941

Ford Motor Credit Report on
CR-76-101-000-0000 at 744 Perry 10115PQV
Issued by Chicago Title Insurance Company dated
April 29, 1971

Current Address: 1417 E. Main Street, Ft.
Chicago, Illinois 60674

It appears the following is currently correct:

At time of survey 22 conventional parking spaces and one handicapped space were marked with white stripes.

The property described is located within the Special Flood Hazard "Zone A" (area of shallow flood hazard) as identified by NFP Flood Insurance Rate Map No. 17000-C0001 with a new revision date of August 1, 2000.

Underground utility structures and routing
protection devices are shown with their
abbreviations and are followed by an arrow to the
actual structure.

The furniture relative positional problem of the
many does not exceed that which is specified
therein.

All dimensions are given in feet and decimal parts thereof.

Parcel Contains 27,873 Square Feet = 6.23 Acres

Exterior photograph of the building of ground level in
S.O.D. Emergency room.

Prepared by
Johnson - Western Surveying, dba
ASM Consultants, Inc.

A Measure Against Fire
1 Club = 50 Feet
18 E. Main Street, Suite 1
Gastonia, N.C. 28040
(813) 843-3168

Copyright © 2004 Johnson & Johnson, New Jersey

Property Description: That part of the Southwest Quarter of Section 26, Township 40 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of East Main Street and Thirteenth Avenue South, which lies 60 feet Northeastly from the Northeast corner of Block 12 of Sarah C. Parkins Addition to St. Charles, Illinois, (measured along the Southerly line of East Main Street); Thence North 74° 52' East along the Southerly line of East Main Street, 725 feet to the Point of Beginning; Thence South 27° 59' East Parallel with the Easterly line of said Thirteenth Avenue South 141.7 feet; Thence North 77° 22' East 212.7 feet to the Westerly line of a Tract of Land conveyed to Bela T. Hunt by deed dated March 14, 1849 and recorded November 10, 1866 in Book 87, Page 510; Thence North 17° 19' West along said Westerly line and said Westerly line Extended 147.64 feet to the Southerly line of East Main Street as Established by the Illinois State Highway Department; Thence South 74° 52' West along said Southerly line of East Main Street to the Point of Beginning, in the City of St. Charles, Kane County, Illinois.

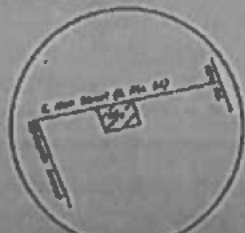
Certification to: Chicago Title Company
Dolores J. Morrison, Trustee
Gary McGrath

This is to certify that this map or plot and survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b), 8, and 9 of Table A thereof. The field work was completed on October 5, 2018.

Date of plot or map: October 23, 2018.

Carol A. Hunt-Hansen

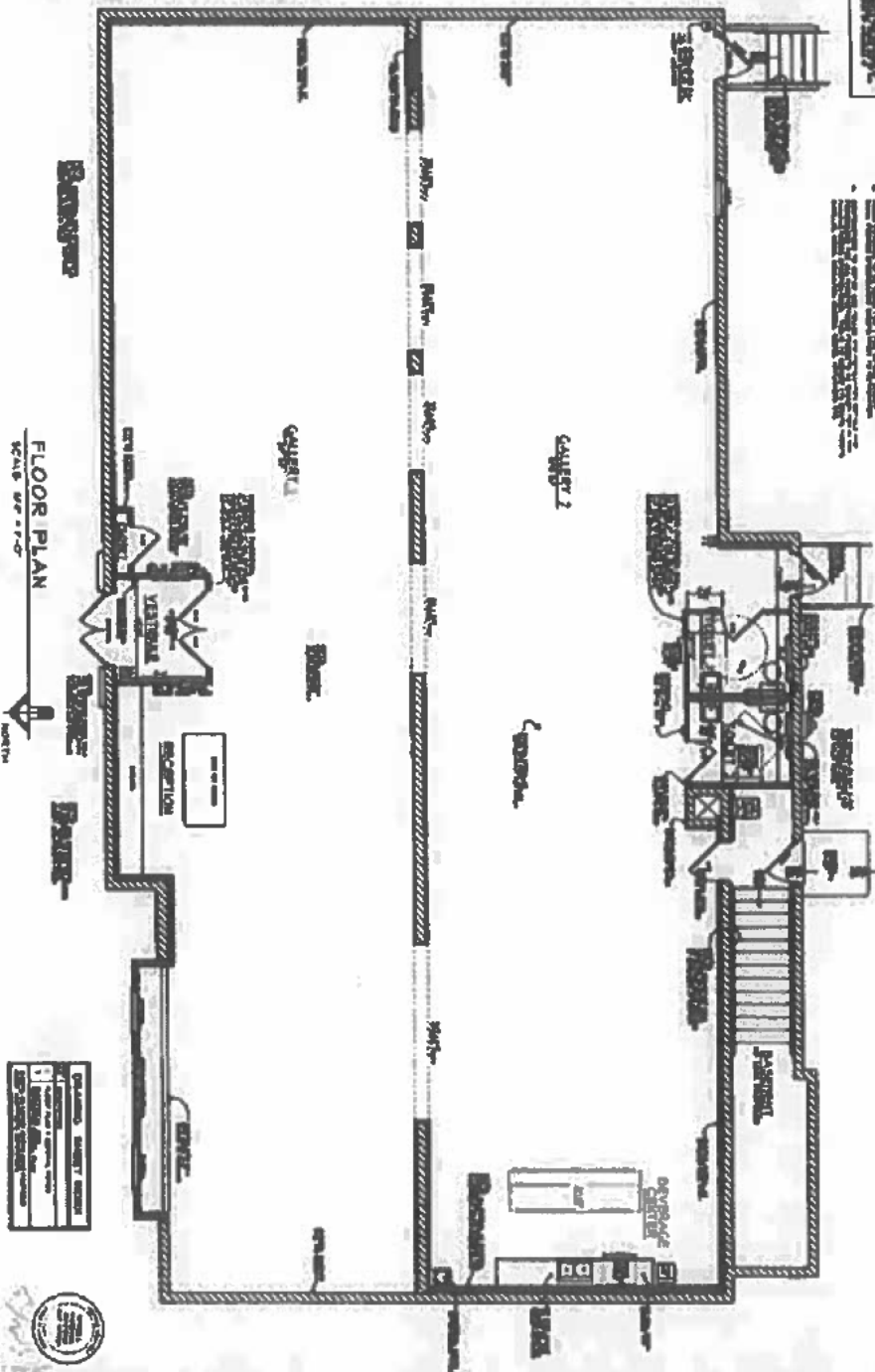
Cori A. Sweet-Johnson
Minhols Professional Land Surveyor No. 1342
License Expiration Date: November 30, 2018
Minhols Professional Design Firm No. 184-008014



Ordered by & Prepared for
Dolores Morrison



Field No./Page No. document	B-I-R
The owner: 874284_MIA	Drawn by:
Director: Projects/2008-028	Job title:

[illegible]

MAY 22, 2024 - PERMIT SET

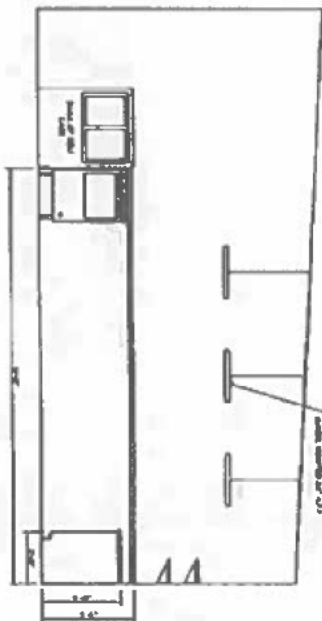
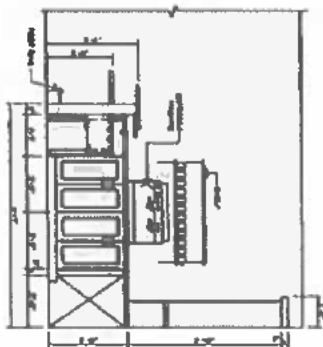
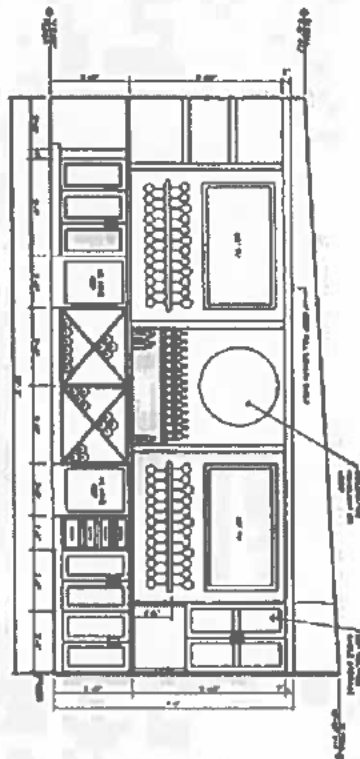
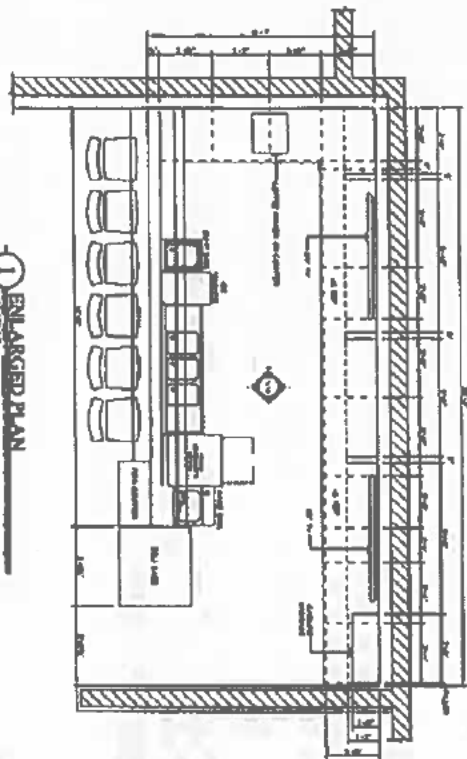
PROPOSED RENOVATION AT
1311 EAST MAIN

ANDRÉ KOCZERA



Chlorine — **100%**
Free Chlorine — **100%**
Free Chlorine — **100%**





A201

SCALE
AS SHOWN

DATE: 10/1/10

ISSUED:

CONCESSION AREA
PLAN & ELEVATIONS

BATIR
BATES & TAYLOR, INC.
1111 S. 10TH STREET, SUITE 100
DENVER, CO 80202
303.733.1111
www.batir.com

**STC MOTORCYCLE MUSEUM
CONCESSION AREA**
COURTESY OF STC MOTORCYCLE MUSEUM

PROJECT:

MOTO ART BAR INC / St. Charles Motorcycle Museum & Art Gallery Business Plan

St Charles Motorcycle Museum and Art Gallery / MOTO Art Bar Inc. Proposed plan for hours is Tuesday thru Sunday 11 AM -9 PM. MOTO Art Bar Inc will have live music .

There will be indoor sitting only provided. No outdoor seating.

The focus of the establishment is to display vintage motorcycles and art. The St. Charles Motorcycle Museum & Art Gallery aspires to be more than just a museum; it will be a vibrant community where enthusiasts can gather, share stories, and celebrate their love for motorcycles.

MOTO Art Bar Inc will not serve meals. No menu will be available. We plan on providing Charcuterie Board to enjoy with whine. (cheese, cankers, fruit , etc)

Commercial Lease

This Commercial Lease ("Lease") is dated as of August 01, 2024, by and between FOX VALLEY CAPITAL LLC ("Landlord") and MOTO ART BAR, INC ("Tenant"). The parties agree as follows:

Premises. The Landlord, in consideration of the lease payments provided in this Lease, leases to the Tenant Bar and a sitting area. ("Premises") located at 1317 East Main Street - 1, St. Charles, Illinois 60174.

Term. The lease term will begin on August 01, 2024 and will terminate on July 31, 2027.

Lease Payments. The Tenant shall pay to the Landlord monthly installments of \$500.00, payable in advance on the first day of each month. Lease payments shall be made to the Landlord at 601 SIDWELL DR, SAINT CHARLES, Illinois 60185. The payment address may be changed from time to time by the Landlord.

Security Deposit. At the time of the signing of this Lease, the Tenant shall pay to the Landlord, in trust, a security deposit of \$500.00 to be held and disbursed for the Tenant's damages to the Premises (if any) as provided by law.

Possession. The Tenant shall be entitled to possession on the first day of the term of this Lease and shall yield possession to the Landlord on the last day of the term of this Lease unless otherwise agreed by both parties in writing. At the expiration of the term, the Tenant shall remove their goods and effects and peaceably yield up the Premises to the Landlord in as good a condition as when delivered to the Tenant, ordinary wear and tear excepted.

Use of Premises. The Tenant may use the Premises only for up to 40 parking spaces. The Premises may be used for any other purpose only with the prior written consent of the Landlord, which shall not be unreasonably withheld. The Tenant shall notify the Landlord of any anticipated extended absence from the Premises not later than the first day of the extended absence.

Exclusivity. The Landlord shall not directly or indirectly, through any employee, agent, or otherwise, lease any space within the property (except the Premises herein described) or permit the use or occupancy of any such space whose primary business activity is in, or may result in, competition with the Tenant's primary business activity. The Landlord hereby gives the Tenant the exclusive right to conduct their primary business activity on the property.

Furnishings. The following furnishings will be provided: Built in bar., The Tenant shall return all such items at the end of the lease term in a condition as good as the condition at the beginning of the lease term, except for such deterioration that might result from normal use of the furnishings.

Storage. The Tenant shall be entitled to store items of personal property in a specific storage unit provided by the landlord during the term of this Lease. The Landlord shall not be liable for loss of, or damage to, such stored items.

Property Insurance. The Tenant shall maintain casualty insurance on the Premises in an amount not less than 100 percent of the full replacement value. The Landlord shall be named as an additional insured in such policies. The Tenant shall deliver appropriate evidence to the Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to the Landlord. The Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies. The Tenant shall also maintain any other insurance which the Landlord may reasonably require for the protection of the Landlord's interest in the Premises. The Tenant is responsible for maintaining casualty insurance on its own property.

Liability Insurance. The Tenant shall maintain liability insurance on the Premises in a total aggregate sum of at least \$250,000.00. The Tenant shall deliver appropriate evidence to the Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to the Landlord. The Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies.

Renewal Terms. This Lease shall automatically renew for an additional period of month to month per renewal term unless either party gives written notice of termination no later than 30 days prior to the end of the term or renewal term. The lease terms during any such renewal term shall be the same as those contained in this Lease.

Taxes. Taxes attributable to the Premises or the use of the Premises shall be allocated as follows:

(a) **Real Estate Taxes.** The Landlord shall pay all real estate taxes and assessments for the Premises.

Termination Upon Sale of Premises. Notwithstanding any other provision of this Lease, the Landlord may terminate this lease upon 30 days' written notice to the Tenant that the Premises have been sold.

Defaults. The Tenant shall be in default of this Lease if the Tenant fails to fulfill any lease obligation or term by which the Tenant is bound. Subject to any governing provisions of law to the contrary, if the Tenant fails to cure any financial obligation within 5 days (or any other obligation within 10 days) after written notice of such default is provided by the Landlord to the Tenant, the Landlord may take possession of the Premises without further notice (to the extent permitted by law), and without prejudicing the Landlord's rights to damages. In the alternative, the Landlord may elect to cure any default, and the cost of such action shall be added to the Tenant's financial obligations under this Lease. The Tenant shall pay all costs, damages, and expenses (including reasonable attorney fees and expenses) suffered by the Landlord by reason of the Tenant's defaults. All sums of money or charges required to be paid by the Tenant under this Lease shall be additional rent, whether or not such sums or charges are designated as "additional rent." The rights provided by this paragraph are cumulative in nature and are in addition to any other rights afforded by law.

Late Payments. For each payment that is not paid within 15 days after its due date, the Tenant shall pay a late fee equal to 10 percent of the required payment.

Holdover. If the Tenant maintains possession of the Premises for any period after the termination of this Lease ("Holdover Period"), the Tenant shall pay to the Landlord lease payment(s) during the Holdover Period at a rate equal to the normal payment rate set forth in the Renewal Terms paragraph.

Cumulative Rights. The rights of the parties under this Lease are cumulative and shall not be construed as exclusive unless otherwise required by law.

Non-Sufficient Funds. The Tenant shall be charged \$45.00 for each check that is returned to the Landlord for lack of sufficient funds.

Remodeling or Structural Improvements. The Tenant shall have the obligation to conduct any construction or remodeling (at the Tenant's expense) that may be required to use the Premises as specified above. The Tenant may also construct such fixtures on the Premises (at the Tenant's expense) that appropriately facilitate its use for such purposes. Such construction shall be undertaken, and such fixtures may be erected only with the prior written consent of the Landlord which shall not be unreasonably withheld. The Tenant shall not install awnings or advertisements on any part of the Premises without the Landlord's prior written consent. At the end of the lease term, the Tenant shall be entitled to remove (or at the request of the Landlord shall remove) such fixtures and shall restore the Premises to substantially the same condition as the Premises at the commencement of this Lease.

Access by Landlord to Premises. Subject to the Tenant's consent (which shall not be unreasonably withheld), the Landlord shall have the right to enter the Premises to make inspections, provide necessary services, or show the unit to prospective buyers, mortgagees, tenants, or workers. However, the Landlord does not assume any liability for the care or supervision of the Premises. As provided by law, in the case of an emergency, the Landlord may enter the Premises without the Tenant's consent. During the last three months of this Lease or any extension of this Lease, the Landlord shall be allowed to display the usual "For Lease" signs and show the Premises to prospective tenants.

Indemnity Regarding Use of Premises. To the extent permitted by law, the Tenant agrees to indemnify, hold harmless, and defend the Landlord from and against any and all losses, claims, liabilities, and expenses, including reasonable attorney fees, if any, which the Landlord may suffer or incur in connection with the Tenant's possession, use or misuse of the Premises, except the Landlord's act or negligence.

Dangerous Materials. The Tenant shall not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might substantially increase the danger of fire on the Premises or that might be considered hazardous by a responsible insurance company unless the prior written consent of the Landlord is obtained and proof of adequate insurance protection is provided by the Tenant to the Landlord.

Compliance with Regulations. The Tenant shall promptly comply with all laws, ordinances, requirements, and regulations of the federal, state, county, municipal, and other authorities and the fire insurance underwriters. However, the Tenant shall not by this provision be required to make alterations to the exterior of the building or alterations of a structural nature.

Mechanics Liens. Neither the Tenant nor anyone claiming through the Tenant shall have the right to file mechanics liens or any other kind of lien on the Premises, and the filing of this Lease constitutes notice that such liens are invalid. Further, the Tenant agrees to (1) give actual advance notice to any contractors, subcontractors, or suppliers of goods, labor, or services that such liens will not be valid and (2) take whatever additional steps that are necessary in order to keep the Premises free of all liens resulting from construction done by or for the Tenant.

Dispute Resolution. The parties will attempt to resolve any dispute arising out of or relating to this Lease through friendly negotiations among the parties. If the matter is not resolved by negotiation, the parties will resolve the dispute using the below Alternative Dispute Resolution (ADR) procedure.

Any controversies or disputes arising out of or relating to this Lease will be submitted to mediation in accordance with any statutory rules of mediation. If mediation is not successful in resolving the entire dispute or is unavailable, any outstanding issues will be submitted to final and binding arbitration under the rules of the American Arbitration Association. The arbitrator's award will be final, and judgment may be entered upon it by any court having proper jurisdiction.

Assignability/Subletting. The Tenant may not assign or sublease any interest in the Premises, nor effect a change in the majority ownership of the Tenant (from the ownership existing at the inception of this Lease), nor assign, mortgage, or pledge this Lease, without the prior written consent of the Landlord, which shall not be unreasonably withheld.

Notice. Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed as follows:

The Landlord:

FOX VALLEY CAPITAL LLC

SAINT CHARLES, Illinois 60174

The Tenant:

MOTO ART BAR, INC

1317 East Main Street - 1

St. Charles, Illinois 60174

Such addresses may be changed from time to time by any party by providing notice as set forth above. Notices mailed in accordance with the above provisions shall be deemed received on the third day after posting.

Governing Law. This Lease shall be construed in accordance with the laws of Illinois.

Entire Agreement/Amendment. This Lease contains the entire agreement of the parties, and there are no other promises, conditions, understandings, or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing if the writing is signed by the party obligated under the amendment.


Severability. If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable but that by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

Waiver. The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

Binding Effect. The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors, and assigns.

The Landlord:


FOX VALLEY CAPITAL LLC

By: 
Andy Koczwar
Owner

Date: 08/01/29

The Tenant:

MOTO ART BAR, INC

By: 
Andy [Redacted]
President

Date:

08/01/24

ACKNOWLEDGEMENT OF ALCOHOL TAX

By signing below, I acknowledge that I have received the updated information on the City's alcohol tax. I understand that it is my responsibility to collect said tax on any alcohol sales effective immediately. It is also my responsibility to remit said taxes to the City by the due dates specified in the alcohol tax ordinance. I understand that any violation of the alcohol tax ordinance can result in the imposition of fines, penalties, or sanctions including suspension or revocation of the liquor license granted by the City of St. Charles. The tax rate on alcohol sales will be changed to 3% of the purchase price effective September 1, 2018. Please apply the tax at a rate of 3% on all alcohol sales at your establishment beginning on September 1, 2018.

Name Andrei Kocwa-s

Title President

Business Name MOTO ART BAR, INC

Address 1017 E MAIN ST SAINT CHARLES, IL 60179


Signature

08/16/21
Date

Please return the signed acknowledgement form to the City of St. Charles Administration Office .

**City of St. Charles
ALCOHOL TAX
BUSINESS INFORMATION SHEET**

As a new business serving or selling alcohol in the City of St. Charles, the following information must be provided to assist with the processing of your monthly Alcohol Tax returns.

BUSINESS CONTACT INFORMATION

Corporate name: **Moto Art Bar, INC**

DBA:

Phone:

Fax:

E-mail:

Address:

City: **St. Charles.**

State: **IL**

ZIP
Code: **60174**

Expected date of business opening (Required):

TAX PREPARER INFORMATION

Name of Tax Preparer: **Chicago Payroll Solutions**

Phone:

Fax:

E-mail:

This completed form must be submitted with your liquor license application and "Acknowledgement of City Alcohol Tax" to the City of St. Charles Administration Office.



Certificate of Completion

This is to certify that


Ewa Oswiecimska

has diligently and with merit completed

On-Premise BASSET Alcohol Certification

Completion Date: 08/11/11

This temporary certificate is valid for 30 days.
Download your official BASSET card at mytax.illinois.gov


John Comly
President, CEO and Director

Certificate # 16460351

225 East Robinson St Ste 570
Orlando, FL 32801



Certificate of Completion

This is to certify that

Andy Koczwara

has diligently and with merit completed

On-Premise BASSET Alcohol Certification

Completion Date: 08/11/11

This temporary certificate is valid for 30 days.
Download your official BASSET card at mytax.illinois.gov


John Comly

President, CEO and Director

Certificate # 16461085

225 East Robinson St Ste 570
Orlando, FL 32801



Receipt

Date: August 30, 2024

Need to be fingerprinted?
Please contact the St. Charles Police Department
for an appointment: 630-377-4435
1515 W. Main St.

Payment Method	Check No.	Received From
Check	1070	Andrzej Koczwara

Liquor License Application Fee

Qty	Cost	Description	Account Code	Fee
		Liquor License Class A - Packaged	100999-42100	\$ -
		Liquor License Class B - Restaurants	100999-42101	\$ -
		Liquor License Class C - Tavern/Bar	100999-42102	\$ -
1.00	\$200.00	Liquor License Class D - Specific	100999-42103	\$ 200.00
		Liquor License Class E - Temporary	100999-42104	\$ -
		Liquor License Class F - BYOB	100999-42105	\$ -
		Liquor Violations Fee	100999-42290	\$ -
		Massage Establishment License Fee/Renew	100999-42205	\$ -
		Loudspeaker License	100999-42210	\$ -
		Towing License	100999-42202	\$ -
		Scavenger/Refuse License	100999-42203	\$ -
		Bowling Alley License	100999-42204	\$ -
		Billiard License	100999-42206	\$ -
		Carnival License/Fees	100999-42210	\$ -
		Coin-Operated Amusement	100999-42220	\$ -
		Cigarette	100999-42230	\$ -
		Cigarette OTC	100999-42231	\$ -
		Theater License	100999-42240	\$ -
		Fingerprint Fee (\$50 per person)	100900-20618	\$ -
		Legal Fees	100120-54110	\$ -
		Miscellaneous Revenue/Legal Fees	100999-46299	\$ -
		Liquor License Late Fee	100999-45205	\$ -
		Tobacco/Massage Violations	100999-42290	\$ -
		Video Gaming Devices/License	100999-42225	\$ -
Total				\$ 200.00

Thank you for your business!



Need to be fingerprinted?
Please contact the
St. Charles Police Department
for an appointment: 630-377-4435
1515 W. Main Street

Receipt

Date: August 16, 2024

Payment Method	Check No.	Received From
Cash	Cash	Andrzej Koczwar

Notes: Moto Art Bar Inc.

Qty	Cost	Description	Account Code	Fee
		Liquor License Class A - Packaged	100999-42100	\$.
		Liquor License Class B - Restaurants	100999-42101	\$.
		Liquor License Class C - Tavern/Bar	100999-42102	\$.
		Liquor License Class D - Specific	100999-42103	\$.
		Liquor License Class E - Temporary	100999-42104	\$.
		Liquor Violations Fee	100999-42290	\$.
		Massage Establishment License Fee/Renew	100999-42205	\$.
		Loudspeaker License	100999-42210	\$.
		Towing License	100999-42202	\$.
		Scavenger/Refuse License	100999-42203	\$.
		Bowling Alley License	100999-42204	\$.
		Billiard License	100999-42206	\$.
		Carnival License/Fees	100999-42210	\$.
		Coin-Operated Amusement	100999-42220	\$.
		Cigarette	100999-42230	\$.
		Cigarette OTC	100999-42231	\$.
		Theater License	100999-42240	\$.
2	\$50.00	Fingerprint Fee (\$50 per person)	100999-46299	\$ 100.00
		Legal Fees	100120-54110	\$.
		Miscellaneous Revenue/Legal Fees	100999-46299	\$.
		Liquor License Late Fee	100999-45205	\$.
		Tobacco/Massage Violations	100999-42290	\$.
		Video Gaming Devices/License	100999-42225	\$.
Total				\$ 100.00

Thank you for your business!

211 Main Street • St. Charles, IL 60174 • tccont@stcharlesil.gov • 630-377-4422

PAID

AUG 16 2024



Need to be fingerprinted?
Please contact the
St. Charles Police Department
for an appointment 630-377-4435
1515 W. Main Street

Receipt

Date: August 16, 2024

Payment Method	Check No.	Received From
Cash	Cash	Andrzej Koczwar

Notes: Moto Art Bar Inc.

Qty	Cost	Description	Account Code	Fee
		Liquor License Class A - Packaged	100999-42100	\$ -
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		Liquor License Class D - Specific	100999-42103	\$ -
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		Liquor License Late Fee	100999-45205	\$ -
		Tobacco/Massage Violations	100999-42290	\$ -
		Video Gaming Devices/License	100999-42225	\$ -
Total				\$ 100.00

Thank you for your business!

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