

Agenda
City of St. Charles
Liquor Control Commission Meeting
Monday, June 16, 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 May 19, 2025.
4. Motion to accept and hold the minutes of the executive session held on May 19, 2025.
5. Recommendation to approve a proposal for Sound Amplification Permit, Class E-4 Temporary Liquor License, parking lot and road closure for Pollyanna's Blues and Brews on the Fox 2025.
6. Recommendation to approve an Ordinance Amending Title 5 "Business License and Regulations", Chapter 5.08 "Alcoholic Beverages"; Section 5.08.090 "License Classifications" of the St. Charles Municipal Code.
7. Recommendation to approve an Ordinance Amending Title 5 "Business Licenses and Regulations", Chapter 5.08 "Alcoholic Beverages"; Sections 5.08.090 "License Classifications" and 5.08.100 "License Fees; Late Night Permit Fees; Fees Established" of the St. Charles Municipal Code.
8. Recommendation to approve an Ordinance Amending Title 5 "Business Licenses and Regulations", Chapter 5.09 "Video Gaming", Section 5.09.020 "Video Gaming Allowed" of the St. Charles Municipal Code.
9. Recommendation to approve a proposal for an A-4 Liquor License application for 345 North Ave, LLC, dba Brother Chimp Brewing, located at 303 N 4th St., St. Charles.
10. Recommendation to approve a proposal for a 2 A.M. Late-Night Permit for Saint Charles Sports, LLC, d/b/a El Santo Grill and Cantina located at 3615 E. Main St., St. Charles, IL.
11. Public Comment.
12. Executive Session (5 ILCS 120/2 (c)(4)).
13. 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 (TTY), 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
Monday, May 19, 2025, 4:30 PM
2 E. Main Street**

1. Call to Order.

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

2. Roll Call.

Present: Spellman, Zollers, Gehm. **Absent:** Ald. Pietryla.

3. Motion by Gehm, second by Zollers to accept and place on file minutes of the Liquor Control Commission meeting held on April 21, 2025.

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

Motion Carried

4. Motion by Zollers, second by Spellman to accept and place on hold Executive Session minutes of the Liquor Control Commission held on April 21, 2025.

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

Motion Carried

5. Recommendation to approve a proposal for a C-1 Liquor License Application for Three Gingers LLC, dba Fox Social Bar and Grill, located at 106 E Main St, St. Charles.

Acting Chief Majewski presented this recommendation.

Motion by Gehm, second by Spellman to approve a proposal of a C-1 Liquor License Application for Three Gingers LLC, dba Fox Social Bar and Grill, located at 106 E Main St, St. Charles.

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

Motion Carried

6. Recommendation to approve a proposal for a B-1 Liquor License Application for Pho Ly St. Charles LLC., dba Pho Ly, located at 305 W Main St, St. Charles.

Acting Chief Majewski presented this recommendation.

Motion by Gehm, second by Spellman to approve a proposal for a B-1 Liquor License Application for Pho Ly St. Charles LLC., dba Pho Ly, located at 305 W Main St, St. Charles.

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

Motion Carried

- 7. Recommendation to approve a Sound Amplification Permit and a proposal for a new Class E-1 Temporary Liquor License for the Hops for Hope 5K to be held at Mt. Saint Mary's Park on October 18, 2025.**

Acting Chief Majewski presented this recommendation.

Motion by Gehm, second by Zollers to approve a Sound Amplification Permit and a proposal for a new Class E-1 Temporary Liquor License for the Hops for Hope 5K to be held at Mt. Saint Mary's Park on October 18, 2025.

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

Motion Carried

- 8. Hearing regarding the denial of Late-Night Permit to Saint Charles Sports, LLC, d/b/a El Santo Mexican Grill and Cantina, located at 3615 E. Main St., St. Charles, IL.**

Chair Hull stated that the denial of a late-night permit for El Santo Mexican Grill and Cantina is being considered based on numerous unresolved fire, building and code violations issued to the business.

Mr. Marwan Taib, owner of said business, gave a status update on the outstanding violations and explained the hardships the business encountered during the last few years.

Chair Hull stated that the recommendation of the permit denial will be discussed in the executive session following this meeting and presented for a vote at the Government Operations Committee meeting on June 2, 2025, and at the City Council meeting on June 16, 2025.

- 9. Public Comment – None.**

- 10. Executive Session (5 ILCS 120/2 (c)(4)).**

Motion by Gehm, second by Zollers to enter into executive session at 5:02 pm.

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

Motion Carried

Motion by Gehm, second by Zollers to exit the executive session at 5:22 pm.

Roll Call Vote: Ayes: Spellman, Zollers, Gehm. Absent: Pietryla. Abstain: None.

Commissioner Hull did not vote as chair.

Motion Carried

Upon exiting the executive session, the commission voted on the recommendation to deny the late-night permit.

Motion by Zollers, second by Spellman to approve a recommendation to deny the Late-Night Permit to El Santo Mexican Grill and Cantina, located at 3615 E. Main St., St. Charles, IL.

Roll Call Vote: Ayes: Spellman, Zollers, Gehm. Absent: Pietryla. Abstain: None.

Commissioner Hull did not vote as chair.

Motion Carried

11. Adjournment.

Motion by Gehm, second by Zollers to adjourn the meeting at 5:24 pm.

Roll Call Vote: Ayes: Spellman, Zollers, Gehm. Absent: Pietryla. Abstain: None.

Commissioner Hull did not vote as chair.

Motion Carried

:ms

**AGENDA ITEM EXECUTIVE SUMMARY****Agenda Item Number: 5****Title:**

Recommendation to Approve a Proposal for Sound Amplification Permit, Class E-4 Temporary Liquor License, Parking Lot and Road Closure for Pollyanna's Blues and Brews on the Fox 2025

Presenter:

Acting Chief Majewski

Meeting: Liquor Control Commission**Date:** June 16, 2025

Proposed Cost: \$6,192.66 (PD)
\$1,047.10 (PW)

TOTAL: \$ 7,239.76

Budgeted Amount: \$

Not Budgeted: ☐**Executive Summary** *(if not budgeted please explain):*

Pollyanna is sponsoring "Blues and Brews on the Fox 2025" and is requesting closure of City property on Saturday, August 23, 2025.

This event is scheduled to take place from noon – 11pm. The event is open to all and those 21 and older will be required to wear a wristband. Tickets will also be available for presale. Barrier fencing will surround the perimeter of the festival property.

Pollyanna will only be open to festival patrons for the duration of this event. Two entrances will be available to assist with credentialing and monitoring the total number of patrons – not to exceed the maximum – which is still to be determined. They will be charged a \$10 entrance fee which includes a 16 oz. mug. This mug will be their cup throughout the day and a fee of \$8 will be charged for each refill. Several wine and specialty alcoholic beverages will also be available in smaller portions. Non-alcoholic beverages will also be available.

Food will be available to purchase from Duke's & Flagship, as well as a BBQ food truck. Portalets will also be on site.

A series of live bands will begin at noon and end outside at 9:30pm. They will perform on a 20'x26' stage that will be at the south end of the Riverside Ave. closure. The final band will play on the indoor Pollyanna stage to end the evening. All attendees will be required to leave by 11:00pm. The roadway will be re-opened as soon as the stage is disassembled, which is expected to be around 1am.

Event coordinators have requested Riverside Ave. be closed off from Walnut Ave to Illinois Ave during this event. They are also requesting a small portion of City Lot B to be closed off. The requested time frame, for set up and take down, is 6am to 1am the following morning.

The police department will also have officers staffing the event for traffic direction and event safety.

Attachments *(please list):*

Event site plan

Recommendation/Suggested Action *(briefly explain):*

Recommendation to approve a proposal for Sound Amplification Permit, Class E-4 Temporary Liquor License, parking lot and road closure for Pollyanna's Blues and Brews on the Fox 2025.

For Office Use

Received:
Fee Paid: \$
Receipt #

CITY OF ST. CHARLES

TWO EAST MAIN STREET NON-REFUNDABLE
ST. CHARLES, ILLINOIS 60174-1984



**CITY LIQUOR DEALER LICENSE APPLICATION
CLASS E4 – CITY OWNED PROPERTY PERMIT EVENT**

Pursuant to the provisions of Chapter 5.08, Alcoholic Beverages, of the City of St. Charles Municipal Code regulating the sale of alcoholic liquors in the City of St. Charles, State of Illinois and all amendments thereto now in force and effect.

The undersigned hereby makes application for a Liquor Dealer License,

Commencing 406 23, 2025 and ending 406 23, 2025
Start Time: 12:00P End Time: 11:00P
Location of Event: RIVERSIDE AVE, IN FRONT OF 106 RIVERSIDE

Name of Business POLLYANNA BREWING COMPANY
Address of Business 106 S. RIVERSIDE AVE Business Phone 630-402-8212
5.08.050A1 Circle Choice to Show: Individual Partnership Corporation Other:
Has Applicant had a Class E4 License in the current fiscal year? No If YES, on what date: _____

Requirements of a Class E4 – City Owner Property Permit Event

1. The Class E4 license fee is \$100.00 per day.
2. Class E-4 Temporary License Permits shall authorize the retail sale of beer and wine or the retail sale of alcoholic liquor for consumption on the premises.
3. It shall be unlawful for any person holding a Class E-2 license or E-4 license issued pursuant to this chapter to sell, offer for sale or to give away, in or upon any licensed premises, any alcoholic liquor between the hours of 12:00 midnight and 10:00 a.m. on Monday, Tuesday, Wednesday, Thursday, Friday, Saturday and Sunday.
4. This license shall be issued only for special events or catered functions where the dispensing of food predominates.
5. The issuance of the Class E4 Temporary License Permit shall be at the discretion of the Local Liquor Control Commissioner, with advice and consent of City Council.
6. Application for a Class E-4 Temporary License Permit shall be submitted 45 days in advance of a scheduled date.
7. There shall be no Class E-4 Temporary License permits issued during the second full week of October, beginning 12:00 a.m. Friday and ending 12:00 a.m. Monday.
8. A minimum of three (3) liquor supervisors shall monitor liquor service during all times of operation. Please provide a list of all supervisors with this application.
9. Licensee must rope fence off the licensed premises.
10. Each patron must wear a wristband after having identification checked for legal alcohol consumption age.
11. Are children minors permitted in the licensed premises? YN
12. A sign limiting alcoholic consumption to the roped off area must be conspicuously displayed at all times.
13. Each server of alcohol must be BASSET certified – need copy of BASSET certification.
14. A copy of site plan diagram to include roped area shall accompany this application.
15. All security police resources needed shall be attached to this application with approval of the Chief of Police before final issuance by Liquor Commissioner.

Affidavit

State of Illinois
County of Kane

I, [Signature], do hereby certify that information contained in this application is true to my own knowledge and that the statements set forth are of my own knowledge. We solemnly swear that we will not violate any of the laws of the United States, the State of Illinois or the City Ordinances.

Signed: [Signature]

Signed: _____

Sworn to before me this 10 day of JUNE, 2025

Notary Public [Signature]

ENDORSEMENT OF THE LIQUOR CONTROL COMMISSIONER

Approved: [Signature] Date: 6/11/25 Chief of Police: [Signature]

Approved: _____ Date: _____ Liquor Commissioner: _____

Official Seal
EILEEN KACZMAREK
Notary Public, State of Illinois
Commission No. 793104
My Commission Expires October 21, 2025

V2016a

ILLINOIS LIQUOR CONTROL COMMISSION
50 W. Washington Street, Suite 209 - Chicago, IL 60601
BEVERAGE ALCOHOL SELLERS AND SERVERS
EDUCATION AND TRAINING [BASSET] CARD

Date of Certification: 10/29/2023 **Expires:** 10/29/2026

Trainer's IL Liquor License Number: 5A-0110606

RYAN WEIDNER

2927 CULVER LANE

WEST CHICAGO IL 60185

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

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



DEPARTMENT: BUILDING & CODE ENFORCEMENT

PHONE: 630.377.4406

FAX: 630.443.4638

LOUDSPEAKER/AMPLIFIER LICENSE APPLICATION

Important: this application must be fully and accurately complete.

1. License term: FROM AUG 23, 2005 TO AUG 23, 2005 Number of Days 1
2. Applicant is: ☒ Corporation ☐ Partnership ☐ Individual
3. Applicant's Name POLLANNA BREWING COMPANY Telephone # 630-402-8212
D/B/A _____ Email address _____
Address 106 S. RIVERSIDE AVE City/State/Zip ST. CHARLES, IL
4. Device Owner's Name LIQUID SOLUTIONS Telephone # 312-566-8535
Address 110 FOSTER AVE City/State/Zip BENSENDALE
5. Device(s) to be used, specific to power amplification (wattage) and output:
MUSIC AMPLIFIERS & SPEAKERS FOR OUTDOOR STAGE
6. Area where device(s) is/are to be used:
RIVERSIDE AVE, AT ILLINOIS AVE FACING NORTH
7. Amplification system will be used for:
☒ Music
☐ Public Speaking
☐ Other (describe) _____
8. If used for music, what type (include name of artist/band if applicable):
BLUES BANDS, STILL TO BE DETERMINED. WILL HAVE AVAILABLE IN UPCOMING WEEKS

9. Time of day device(s) is/are to be used: NOON - 9:30PM

By signing this application, the applicant agrees to all the provisions of Chapter 9.24 of the City of St. Charles Municipal Code.

Applicant

Signature

The fee for such a license will be \$5.00 per day, payable when the application is submitted for review. The city's police chief will reserve the right to review the application, and in conjunction with the Public Health and Safety Committee, either approve or deny the license request.

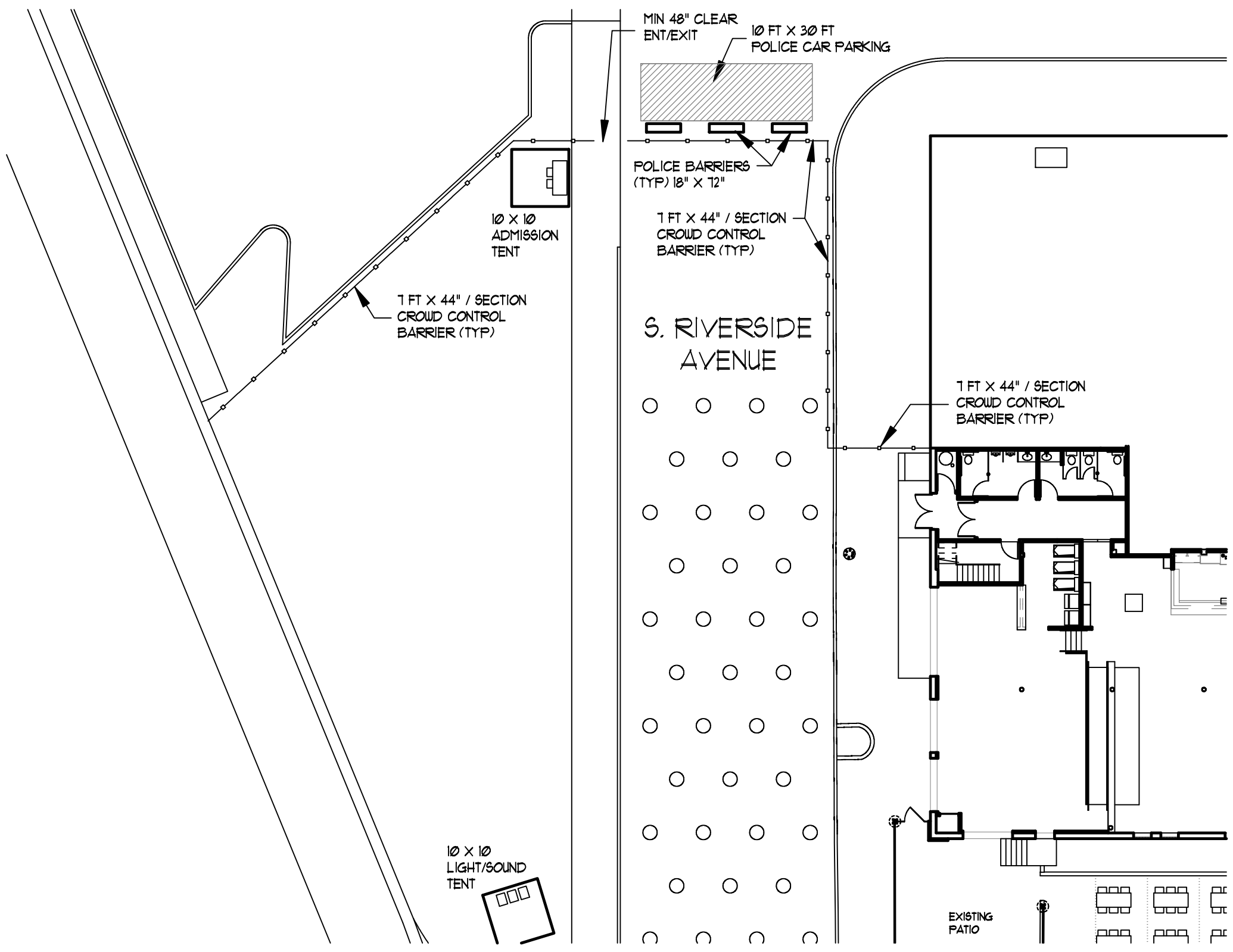
Approved: ✓

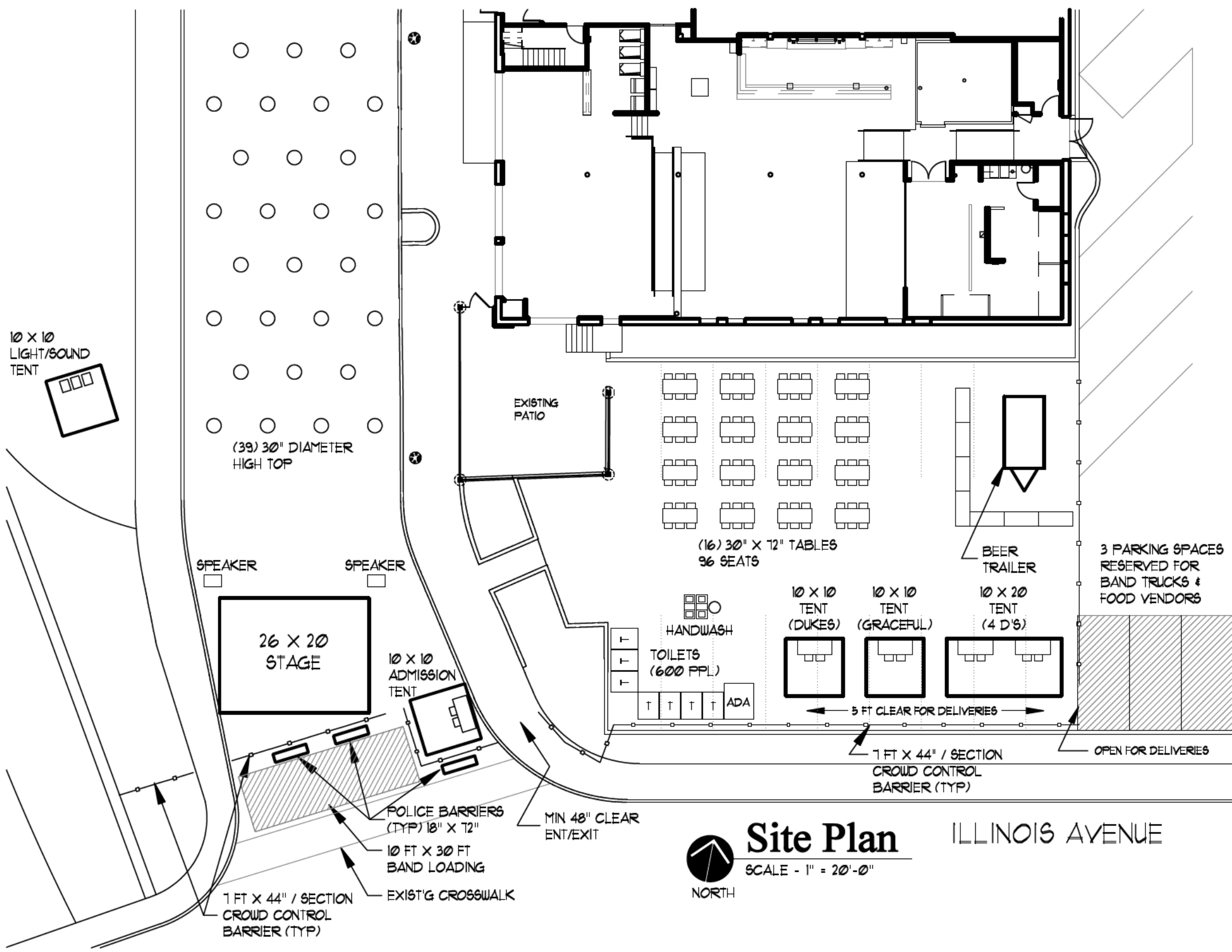
Denied:

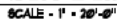
by:

Chief of Police

Date: 10/10/25







**AGENDA ITEM EXECUTIVE SUMMARY****Agenda Item Number: 6****Title:**

Recommendation to Approve an Ordinance Amending Title 5 “Business License and Regulations”, Chapter 5.08 “Alcoholic Beverages”; Section 5.08.090 “License Classifications” of the St. Charles Municipal Code

Presenter:

Acting Chief Majewski

Meeting: Liquor Control Commission**Date:** June 16, 2025

Proposed Cost: N/A

Budgeted Amount: \$

Not Budgeted: ☐**Executive Summary** (*if not budgeted please explain*):

Please see the attached document for the proposed changes pertaining to C-3 liquor license classifications of the City of St. Charles City Code.

Attachments (*please list*):

Ordinance

Recommendation/Suggested Action (*briefly explain*):

Recommendation to approve an Ordinance Amending Title 5 “Business License and Regulations”, Chapter 5.08 “Alcoholic Beverages”; Section 5.08.090 “License Classifications” of the St. Charles Municipal Code.

Class C- Tavern; Bar; Saloon Licenses

- **C-3.** Class C-3 licenses shall authorize the retail sale of alcoholic liquors for consumption on the premises of a tavern, bar, or saloon. Class C-3 licenses may authorize the sale of alcoholic liquor in outdoor sales areas provided such sales are in conjunction with food service, if approved by the Local Liquor Control Commissioner, Class C-3 licenses shall also authorize the retail sale of wine or specialty drinks (e.g., spirits, prepared mixed drinks) originating from the licensed premises in original packages only and not for consumption on the premises that are sold within the segregated retail/cashier area of the premises ~~in original packages only and not for consumption on the premises~~. The following additional application requirements apply to all Class C licenses:
 1. Every application for a Class C license, whether an initial application or a renewal application, shall have attached thereto a site drawing of the proposed licensed premises, drawn to scale, showing the following:
 - a. The location of all rooms, segregated areas, including outdoor seating areas and the square footage thereof.
 - b. The designated use of each room or segregated area (e.g., 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 (Class C-2 only with Local Liquor Control Commissioner approval), etc.).
 - c. The 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 Control Commissioner may impose such restrictions as he deems appropriate on any licensee 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 Class C licensee to operate and/or maintain the licensed premises in any manner inconsistent with the approved site drawing.

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

**An Ordinance Amending Title 5 “Business Licenses and Regulations”,
Chapter 5.08 “Alcoholic Beverages”; Section 5.08.090 “License
Classifications” of the St. Charles Municipal Code**

**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”, Section 5.08.090 “License Classifications” of the St. Charles Municipal Code, be and is hereby amended by replacing the existing C-3 language with the following:

C-3. Class C-3 licenses shall authorize the retail sale of alcoholic liquors for consumption on the premises of a tavern, bar, or saloon. Class C-3 licenses may authorize the sale of alcoholic liquor in outdoor sales areas provided such sales are in conjunction with food service, if approved by the Local Liquor Control Commissioner, Class C-3 licenses shall also authorize the retail sale of wine or specialty drinks (e.g., spirits, prepared mixed drinks) originating from the licensed premises in original packages only and not for consumption on the premises that are sold within the segregated retail/cashier area of the premises. The following additional application requirements apply to all Class C licenses:

1. Every application for a Class C license, whether an initial application or a renewal application, shall have attached thereto a site drawing of the proposed licensed premises, drawn to scale, showing the following:
 - a. The location of all rooms, segregated areas, including outdoor seating areas and the square footage thereof.
 - b. The designated use of each room or segregated area (e.g., 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 (Class C-2 only with Local Liquor Control Commissioner approval), etc.).
 - c. The 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 Control Commissioner may impose such restrictions as he deems appropriate on any licensee 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 Class C licensee to operate and/or maintain the licensed premises in any manner inconsistent with the approved site drawing.

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.

Clint Hull, Mayor

ATTEST:

City Clerk

COUNCIL VOTE:

Ayes : _____

Nays : _____

Absent : _____

**AGENDA ITEM EXECUTIVE SUMMARY****Agenda Item Number: 7****Title:**

Recommendation to Approve an Ordinance Amending Title 5 “Business Licenses and Regulations”, Chapter 5.08 “Alcoholic Beverages”; Sections 5.08.090 “License Classifications” and 5.08.100 “License Fees; Late Night Permit Fees; Fees Established” of the St. Charles Municipal Code

Presenter:

Acting Chief Majewski

Meeting: Liquor Control Commission**Date:** June 16, 2025

Proposed Cost: N/A

Budgeted Amount: \$

Not Budgeted: ☐**Executive Summary** (*if not budgeted please explain*):

Please see the attached document for the proposed changes to the City of St. Charles City Code.

Attachments (*please list*):

Ordinance

Recommendation/Suggested Action (*briefly explain*):

Recommendation to approve an Ordinance Amending Title 5 “Business Licenses and Regulations”, Chapter 5.08 “Alcoholic Beverages”; Sections 5.08.090 “License Classifications” and 5.08.100 “License Fees; Late Night Permit Fees; Fees Established” of the St. Charles Municipal Code.

June 2025 Recommended Ordinance Changes

Create a new license classification, C-4, as follows:

5.08.090 – License - Classifications

C-4. Class C-4 licenses shall authorize the retail sale of [alcoholic liquors in accordance with Class C-1 regulations and shall further authorize] self-service pouring beer, wine, cider and seltzer only for consumption on the premises of a tavern, bar, or saloon. A Class C-4 license shall be subject to the following regulations:

1. A BASSET certified individual shall be present at all hours of operation to monitor patron operated dispenser pours and the consumption of patron operated dispenser poured alcohol at all times.
2. It shall be unlawful for the licensee, its agents, and employees to permit any patron under twenty-one (21) years of age access to or use of the taps for self-service beer, wine, cider, or seltzer for consumption.
3. It shall be unlawful for the licensee, its agents, and employees to permit any intoxicated patron access to or use of the taps for self-serve or self-pour beer, wine, cider or seltzer for consumption.
4. The licensee, its agents, and employee that is BASSET certified shall verify identification and provide a patron that is twenty-one (21) years of age or over a clear plastic or glass container that would hold no more than sixteen (16) ounces of beer, seltzer or cider, or nine (9) ounces of wine for use with the self-service pouring taps. The container shall have an emblem representing the licensee brand that is dissimilar than other containers in the tavern, bar, or saloon. The total number of sixteen (16) ounce beer, seltzer or cider containers, or nine (9) ounce wine containers shall be limited to no more than one (1) per patron.
5. The licensee, its agents, and employee that is BASSET certified shall issue an RFID card to the age-verified patron that allows the self-pouring of beer, wine, seltzer and cider with no more than a thirty-two (32) ounce limit for beer, seltzer, cider, and twelve (12) ounce limit for wine per patron.
6. At all times the amount of beer, seltzer, cider or wine to be delivered to the tap will be limited and controlled by the BASSET certified staff member. Each RFID card shall be capable of being deactivated if necessary to prevent violations of the Municipal Code.

5.08.090 – License - Classifications

Class V (Video Gaming) which is a supplemental license only, permits video gaming only in a licensed establishment, otherwise qualified to hold a video gaming license all as provided for in **Chapter 5.09** of the City Code.

1. Class V licenses shall only be issued to holders of class A-4, A-5, B-1, B-2, B-3, C-1, C-2, C-3, **C-4**, D-2, D-3, D-4, D-5, D-6, G-1, or G-2 liquor licenses, and licensed fraternal and veterans' establishments. Class V licenses shall have the same hours of operation as provided for the underlying liquor license as set forth in Title [5.08.130](#).(1) A complete and accurate application to the City for the issuance of a Video Gaming License and the underlying eligible class of a liquor license shall be deemed an application for the issuance of a Class V supplemental license.
2. Class V licenses may only be issued to qualified Licensed Establishments in good standing which have continuously held a class A-4, A-5, B-1, B-2, B-3, C-1, C-2, C-3, **C-4**, D-2, D-3, D-4, D-5, D-6, G-1, or G-2 liquor license, and licensed fraternal and veterans' establishments, except as provided in Section 8(3) below, have operated their business on a regular basis for a period of at least one (1) year prior to the date of application for a Class V license.

5.08.100 – License Fees; Late Night Permit Fees; Fees Established

- A. Fees Established. The fees for the various Classes of local liquor licenses authorized in this chapter shall be as follows:

C-4 \$1,200.00 Self-pour Establishment License

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

**An Ordinance Amending Title 5 “Business Licenses and Regulations”,
Chapter 5.08 “Alcoholic Beverages”; Sections 5.08.090 “License
Classifications” and 5.08.100 “License Fees; Late Night Permit Fees; Fees
Established” of the St. Charles Municipal Code**

**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”, Section 5.08.090 “License Classifications” of the St. Charles Municipal Code, be and is hereby amended by adding the following:

C-4. Class C-4 licenses shall authorize the retail sale of [alcoholic liquors in accordance with Class C-1 regulations and shall further authorize] self-service pouring beer, wine, cider and seltzer only for consumption on the premises of a tavern, bar, or saloon. A Class C-4 license shall be subject to the following regulations:

1. A BASSET certified individual shall be present at all hours of operation to monitor patron operated dispenser pours and the consumption of patron operated dispenser poured alcohol at all times.
2. It shall be unlawful for the licensee, its agents, and employees to permit any patron under twenty-one (21) years of age access to or use of the taps for self-service beer, wine, cider, or seltzer for consumption.
3. It shall be unlawful for the licensee, its agents, and employees to permit any intoxicated patron access to or use of the taps for self-serve or self-pour beer, wine, cider or seltzer for consumption.
4. The licensee, its agents, and employee that is BASSET certified shall verify identification and provide a patron that is twenty-one (21) years of age or over a clear plastic or glass container that would hold no more than sixteen (16) ounces of beer, seltzer or cider, or nine (9) ounces of wine for use with the self-service pouring taps. The container shall have an emblem representing the licensee brand that is dissimilar than other containers in the tavern, bar, or saloon. The total number of sixteen (16) ounce beer, seltzer or cider containers, or nine (9) ounce wine containers shall be limited to no more than one (1) per patron.
5. The licensee, its agents, and employee that is BASSET certified shall issue an RFID card to the age-verified patron that allows the self-pouring of beer, wine, seltzer and cider with no more than a thirty-two (32) ounce limit for beer, seltzer, cider, and twelve (12) ounce limit for wine per patron.
6. At all times the amount of beer, seltzer, cider or wine to be delivered to the tap will be limited and controlled by the BASSET certified staff

member. Each RFID card shall be capable of being deactivated if necessary to prevent violations of the Municipal Code.

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

1. Class V licenses shall only be issued to holders of class A-4, A-5, B-1, B-2, B-3, C-1, C-2, C-3, C-4, D-2, D-3, D-4, D-5, D-6, G-1, or G-2 liquor licenses, and licensed fraternal and veterans' establishments. Class V licenses shall have the same hours of operation as provided for the underlying liquor license as set forth in Title [5.08.130](#). (1) A complete and accurate application to the City for the issuance of a Video Gaming License and the underlying eligible class of a liquor license shall be deemed an application for the issuance of a Class V supplemental license.
2. Class V licenses may only be issued to qualified Licensed Establishments in good standing which have continuously held a class A-4, A-5, B-1, B-2, B-3, C-1, C-2, C-3, C-4, D-2, D-3, D-4, D-5, D-6, G-1, or G-2 liquor license, and licensed fraternal and veterans' establishments, except as provided in Section 8(3) below, have operated their business on a regular basis for a period of at least one (1) year prior to the date of application for a Class V license.

SECTION THREE: That Title 5 “Business Licenses and Regulations”, Chapter 5.08 “Alcoholic Beverages”, Section 5.08.100 “License Fees; Late Night Permit Fees; Fees Established” of the St. Charles Municipal Code, be and is hereby amended as follows:

C-4 \$1,200.00 Self-pour Establishment License

SECTION FOUR: 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 FIVE: 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.

Clint Hull, Mayor

ATTEST:

City Clerk

COUNCIL VOTE:

Ayes : _____

Nays : _____

Absent : _____

**AGENDA ITEM EXECUTIVE SUMMARY****Agenda Item Number: 8****Title:**

Recommendation to Approve an Ordinance Amending Title 5 “Business Licenses and Regulations”, Chapter 5.09 “Video Gaming”, Section 5.09.020 “Video Gaming Allowed” of the St. Charles Municipal Code

Presenter:

Acting Chief Majewski

Meeting: Liquor Control Commission**Date:** June 16, 2025

Proposed Cost: N/A

Budgeted Amount: \$

Not Budgeted: ☐**Executive Summary** (*if not budgeted please explain*):

Please see the attached document for the proposed changes to the City of St. Charles City Code.

Attachments (*please list*):

Ordinance

Recommendation/Suggested Action (*briefly explain*):

Recommendation to approve an Ordinance Amending Title 5 “Business Licenses and Regulations”, Chapter 5.09 “Video Gaming”, Section 5.09.020 “Video Gaming Allowed” of the St. Charles Municipal Code.

5.09.020 – Video gaming allowed

Video gaming is allowed in certain licensed establishments within the City only in accordance with this article. Subject to all other provisions of this article, video gaming shall only be permitted and a video gaming license issued to a licensed establishment that is the holder of a class A-4, A-5, B-1, B-2, B-3, C-1, C-2, C-3, C-4, D-2, D-3, D-4, D-5, D-6, G-1, or G-2 liquor license, or fraternal or veterans' establishment liquor license. Further, subject to all other provisions of this article, video Gaming shall only be permitted and a video gaming license issued to a licensed establishment that, in addition to being the holder of a Class A-4, A-5, B-1, B-2, B-3, C-1, C-2, C-3, C-4, D-2, D-3, D-4, D-5, D-6, G-1, or G-2 liquor license, or fraternal or veterans' establishment liquor license, has also been issued a supplemental Class V (video gaming) liquor license.

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

**An Ordinance Amending Title 5 “Business Licenses and Regulations”,
Chapter 5.09 “Video Gaming”, Section 5.09.020 “Video Gaming Allowed” of
the St. Charles Municipal Code**

**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 5.09 “Video Gaming”, Section 5.09.020 “Video Gaming Allowed” of the St. Charles Municipal Code be and is hereby amended as follows:

Video gaming is allowed in certain licensed establishments within the City only in accordance with this article. Subject to all other provisions of this article, video gaming shall only be permitted and a video gaming license issued to a licensed establishment that is the holder of a class A-4, A-5, B-1, B-2, B-3, C-1, C-2, C-3, C-4, D-2, D-3, D-4, D-5, D-6, G-1, or G-2 liquor license, or fraternal or veterans' establishment liquor license. Further, subject to all other provisions of this article, video Gaming shall only be permitted and a video gaming license issued to a licensed establishment that, in addition to being the holder of a Class A-4, A-5, B-1, B-2, B-3, C-1, C-2, C-3, C-4, D-2, D-3, D-4, D-5, D-6, G-1, or G-2 liquor license, or fraternal or veterans' establishment liquor license, has also been issued a supplemental Class V (video gaming) liquor license.

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.

Clint Hull, Mayor

ATTEST:


City Clerk

COUNCIL VOTE:

Ayes : _____

Nays : _____

Absent : _____

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 9
	Title:	Recommendation to approve a Proposal for an A-4 Liquor License Application for 345 North Ave, LLC, dba Brother Chimp Brewing, Located at 303 N. 4 th St., St. Charles	
	Presenter:	Acting Chief Majewski	
Meeting: Liquor Control Commission Date: June 16, 2025			
Proposed Cost:		Budgeted Amount: \$	Not Budgeted: <input type="checkbox"/>
TIF District: Choose an item.			
Executive Summary (if not budgeted, please explain): <p>345 North Ave, LLC, dba Brother Chimp Brewing, located at 303 N 4th St., is requesting approval of an A-4 liquor license application for their business. This is the previous location of D&G Brewery.</p>			
Attachments (please list): <p>Liquor License</p>			
Recommendation/Suggested Action (briefly explain): <p>Recommendation to approve a proposal for an A-4 Liquor License application for 345 North Ave, LLC, dba Brother Chimp Brewing, located at 303 N 4th St., St. Charles.</p>			



Memo

Date: 6/11/2025
To: Clint Hull, Mayor-Liquor Commissioner
From: Eric Majewski, Deputy Chief of Police
Re: Background Investigation- 345 North Ave, LLC dba Brother Chimp Brewing, 303 N. 4th St., St. Charles (Class A-4)

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

Brother Chimp Brewing will be located at 303 N. 4th St, which was the previous location of D and G Brewing. The owner, Stephen Newman, signed a one-year lease and will take over the space once the liquor license is obtained. Newman is the current owner and manager of the North Aurora location for Brother Chimp Brewing. The business will have similar operations and business plans.

The site location/floor plans and the corresponding application materials were reviewed by my staff. We found nothing of a derogatory nature that would preclude either the site location or the applicant from moving forward with a brewery and on-site consumption license, subject to City Council approval.

Please see the application material, floorplan and business-plan for further details.

LIQUOR APPLICANT BACKGROUND CHECK LIST



APPLICANT(S): Stephen C. Newman

BUSINESS: Brother Chimp Brewing

ADDRESS: 303 N. 4th Street

	REQUESTED	COMPLETED
APPLICATION	<u> </u>	<u>X</u>
BUSINESS PLAN/FLOOR PLAN/MENU	<u> </u>	<u>X</u>
LEASE (OR LETTER OF INTENT)	<u> </u>	<u>X</u>
BASSET CERTIFICATE(S)	<u> </u>	<u>X</u>
FINGERPRINTS (<u>ALL</u> MANAGERS)	<u> </u>	<u>X</u>
DRAM SHOP (CERTIFICATE OF INSURANCE)	<u> </u>	<u>X</u>
TLO	<u> </u>	<u>X</u>
I-CLEAR	<u> </u>	<u>X</u>
CERTIFICATE OF NATURALIZATION (IF APPLICABLE)	<u> </u>	<u>N/A</u>
POLICE RECORDS CHECK	<u> </u>	<u>X</u>
APPLICANT'S HOMETOWN RESIDENCY LETTER	<u> </u>	<u>N/A</u>
ILLINOIS LIQUOR COMMISSION	<u> </u>	<u>X</u>
SITE VISIT	<u> </u>	<u>N/A</u>

* COMMENTS: No hometown letter required, this was conducted by New World Check.
See narrative reference site visit.

INVESTIGATOR ASSIGNED [REDACTED]

SUPERVISOR REVIEW: [REDACTED]



Memo

Date: 06/11/2025
To: Deputy Chief Eric Majewski #317
From: Commander Drew Lamela #340
Re: Liquor License Background / 345 North Ave, LLC; dba Brother Chimp Brewing

The purpose of this memorandum is to outline the steps taken during this background investigation for a liquor license application. This investigation was based on the application submitted for Class A-4 license for the business, Brother Chimp Brewing. Class A-4 licenses shall authorize the retail sale of beer, wine, or spirits for consumption on or off the premises, where brewed, distilled, or fermented on the premises, provided the retail sale of beer or wine for consumption off the premises shall be in original packages only.

APPLICANT:

Newman, Stephen C

DOB: [REDACTED]

[REDACTED]

Telephone: [REDACTED]

APPLICATION:

The application was received on 06/06/2025. The application is complete to include a lease, Certificate of Insurance (Dram Shop), floor plan and Basset Certification. The Basset Certification is for the owner and on-site manager, Stephen C. Newman. The attached lease agreement is a 1-year lease through Larson Properties Group.

APPLICANT INTERVIEW:

On 06/10/2025, I met with the applicant/owner of Brother Chimp Brewing, Stephen C. Newman at the St. Charles Police Department reference this background investigation. Stephen signed all waiver forms to allow me to complete this background investigation.



INTERVIEW CONTINUED:

Stephen stated that he currently resides at [REDACTED].
Stephen stated that he has resided at this address for 22 years.

Stephen explained that Brother Chimp Brewing is set to open at 303 N. 4th Street in St. Charles, Illinois. He currently owns and operates Brother Chimp Brewing at 1059 W. Orchard Road in North Aurora, Illinois. Stephen stated that he has been operating this business for the last 5 years. Stephen mentioned that he is a close friend of the former owner of D&G Brewing and had always liked the location. When Alexander closed D&G Brewing, Stephen decided to move forward with opening his own business at that site.

Stephen indicated that he intends to make only cosmetic improvements to the business and does not plan any major renovations. Stephen stated that the floor plan will remain the same as D&G Brewing. He also mentioned that he will serve as the on-site manager initially but expects to hire a new on-site manager once the business is established. Additionally, Stephen stated that he will hire two new employees and have some staff from his North Aurora location work at the St. Charles site.

Stephen mentioned that he has not yet purchased any products for the business. He plans to sell wine, spirits, and his own brews. Stephen noted that the business does not have a kitchen and will offer the same snacks available at his North Aurora location, including chips, pretzels, crackers, breadsticks, and Ream's beer sticks. Stephen also mentioned that he plans to hire food trucks. He was informed that additional permits will be required for the food trucks. Stephen stated that he intends to open the business as soon as he obtains his liquor license. He outlined the hours of operation as Monday through Thursday from 3:00 PM to 9:00 PM, Friday and Saturday from 12:00 PM to 10:00 PM, and Sunday from 12:00 PM to 7:00 PM. I asked Stephen if I would be able to conduct a site inspection. Stephen explained that he will not have possession of the business until his liquor application is approved.

I asked Stephen what types of brews he plans to offer at his St. Charles location. He explained that the selection will primarily mirror what he currently offers at the North Aurora location. Stephen also mentioned that his brews are distributed to a variety of businesses throughout Kane, DeKalb, and DuPage Counties, including Ream's Meat Market, The Hive Tavern, The Graceful Ordinary, The Lewis, Woodman's in North Aurora, Lundeen's in St. Charles and Sycamore, Binny's, and several other businesses and taverns. (Refer to the attached brew menu and list of retail locations for details.)

Stephen submitted fingerprints to both the FBI and Illinois Bureau of Identification, which came back with negative criminal history.

I ended my interview with Stephen and provided him with a business card. I informed Stephen that he is required to attend the Liquor Control Commission hearing scheduled for June 16, 2025, at 4:30 p.m. in the City Council Chambers. Stephen acknowledged the date and confirmed his attendance. I informed Stephen that I would contact him if the date changed.

ADDITIONAL INFORMATION

A check of the Illinois Secretary of State showed 345 North Ave, LLC: dba Brother Chimp Brewing active status. 345 North Ave, LLC: dba Brother Chimp Brewing was filed on 11/28/2018.

A check of the Illinois Liquor Control Commission revealed two valid and active Illinois Liquor Licenses to Brother Chimp Brewing (7Y-1150024 Class 3 Brewer / 3C-1144660 C3 Brewer, both set to expire on 02/28/2026)

A check in the Kane County Aegis system revealed no record with Stephen.

A check with New World showed no records that would cause the license to be denied.

A check with DeKalb County, DuPage County, Cook County, Kane County and Will County Circuit Clerk's Office shows no prior or current cases with Stephen.

A check through the Chicago Police Department's IClear system showed no record with Stephen.

A check through TLOxp showed no liens, bankruptcies or civil judgements against Stephen.

A check through the Illinois Liquor Control Commission revealed Stephen's Basset Certificate to be active and valid. (Student ID#: 16821037)

I spoke with North Aurora Chief of Police, Joe DeLeo, who stated that their agency has never had any issues with Stephen or his business, Brother Chimp Brewing.

This concludes this background investigation.

Respectfully submitted

Commander Drew Lamela #340





City of St. Charles License Certification

Applicant Name <i>Stephen Newman</i>	Business Name <i>Brother Chimp Brewing</i>
Type of License: <input checked="" type="checkbox"/> Liquor <input type="checkbox"/> Massage Establishment <input type="checkbox"/> Cigarette/Tobacco <input type="checkbox"/> Videogaming	Business Address <i>4th</i> <i>303 N Fourth St</i> <i>St Charles 60174</i>

As a condition to the issuance by the City of the requested license, applicant does hereby agree to operate the aforesaid licensed business in accordance with the Codes, Ordinances and Policies of the City of St. Charles, County of Kane, and State of Illinois, now in force, or which may be enacted during the duration of this issued license. Applicant certifies and acknowledges that the information contained within this new license application, or its renewal, is true and correct. Applicant acknowledges that an untrue, incorrect, or misleading answer given in this application is grounds for the refusal to grant, or the revocation of, any license granted pursuant to this application.


Applicant's Signature

6/6/2025
Date

State of Illinois

County of *Kane*

Signed before me this *6th*
day of *June*, 20 *25*
by *Stephen Newman*


Notary Public

(SEAL)



BASSET Card



STEPHEN NEWMAN

01/01

February 26, 2025



Letter ID: L1031012008

License No.: 5A-0105312

Expiration Date: 02/11/2028

License Type: Basset Card

Your "Student ID number" is: 16821037

Your "Trainer's ID number" is: 5A-0105312

Your BASSET Card is located BELOW

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

IMPORTANT:

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

<p>ILLINOIS LIQUOR CONTROL COMMISSION 50 W. Washington Street, Suite 209 - Chicago, IL 60601 BEVERAGE ALCOHOL SELLERS AND SERVERS EDUCATION AND TRAINING [BASSET] CARD</p> <p>Date of Certification: 02/11/2025 Expires: 02/11/2028 Trainer's IL Liquor License Number: 5A-0105312 STEPHEN NEWMAN</p> <p>**Card is not transferrable**</p>
--

license details

[← RETURN TO SEARCH RESULTS >](#)

License

License Number

7Y-1150024

License Class

7Y - CLASS 3 BREWER

Retail Type

CONSUMPTION COMBINATION

Sales Tax Account #

43180124

Issue Date

02/13/2025

Expiration Date

02/28/2026

Application Status

Renewal

License Status

Active

Business

Licensee Name

345 NORTH AVE LLC

Business Name

BROTHER CHIMP BREWING

Address

1059 W ORCHARD RD
NORTH AURORA IL, 605421677

County

KANE

Type

Other

NEWMAN, STEPHEN CEO 100.00

license details

[← RETURN TO SEARCH RESULTS >](#)

License

License Number

3C-1144660

License Class

3C - BREWER

Retail Type

Sales Tax Account #

43180124

Issue Date

02/13/2025

Expiration Date

02/28/2026

Application Status

Renewal

License Status

Active

Business

Licensee Name

345 NORTH AVE LLC

Business Name

BROTHER CHIMP BREWING

Address

1059 W ORCHARD RD
NORTH AURORA IL, 605421677

County

KANE

Type

Owners



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/4/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Joseph M Wiedemann & Sons Inc 505 E. Golf Road, Suite A Arlington Heights IL 60005	CONTACT NAME: PHONE (A/C, No, Ext): 847-228-8400 E-MAIL ADDRESS: certificates@jmwsons.com	FAX (A/C, No): 847-228-8505
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A : Society Insurance		15261
INSURER B :		
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		

INSURED
345 North Ave LLC DBA Brother Chimp Brewing
1059 W Orchard Rd
North Aurora IL 60542

345NORTH-01

COVERAGES**CERTIFICATE NUMBER:** 210782368**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:		BP10038681	7/22/2024	7/22/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 1,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		CA10038684	7/22/2024	7/22/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		CU10038685	7/22/2024	7/22/2025	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
A	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y N/A	WC10038683	7/22/2024	7/22/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	<input type="checkbox"/> Liquor Liability <input type="checkbox"/> Property		LL10038682 BP10038681	7/22/2024 7/22/2024	7/22/2025 7/22/2025	Liquor Liability \$1,000,000 Bus. Pers. Property 504,458

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: 303 N 4th St, Saint Charles IL 60174

CERTIFICATE HOLDER**CANCELLATION**

City of Saint Charles
Saint Charles Liquor Commission
2 E Main Street
Saint Charles IL 60174

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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**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: 345 North Ave, LLC

DBA: Brother Chimp Brewing

Phone: 312 339 9180 Fax:

E-mail: Steve@brotherchimpbrewing.com

Address: 303 N 4th St

City: St. Charles

State: IL

ZIP
Code: 60174

Expected date of business opening (Required): September 1, 2025

TAX PREPARER INFORMATION

Name of Tax Preparer: ~~Alcohol~~ Stephen Newman

Phone: 312 339 9180 Fax:

E-mail: Steve@brotherchimpbrewing.com

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.

MICROBREWERY LEASE AGREEMENT

TERM OF LEASE		
Beginning	Ending	
May 19, 2025	May 18 th , 2026	
Security Deposit	Date Paid	
\$2000		
Monthly Rent	Length of Lease	Location of Premises
\$3300/month for 1 st 6 months \$4300/month for 2 nd 6 months	1 years	303 N. 4 th Street, Suite A, St. Charles, IL 60174
Purpose		
<p>Lower level of 2 story bldg. & bathroom, plus rear room with loading dock, and deck space for rental to operate a microbrewery & tasting room. Also includes use of shared common entry lobby. Monthly rent includes \$50 per month for use of deck space.</p> <p>Any improvements done to space by landlord will be property of the landlord until landlord is reimbursed over time and amount negotiated.</p> <p>This lease shall be contingent upon state and local licensing. Rent payments will commence the first day of the month following the date upon which all licensing requirements have been met to begin operations.</p>		

LESSEE**LESSOR**

345 North Ave LLC
Stephen C. Newman (Owner)
DBA (Brother Chimp Brewing)

Larson Properties Group,
Eric M. Larson (Manager)
619 W. Main Street
St. Charles, IL

In consideration of the mutual covenants and agreements herein stated, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor solely for the above purpose the premises designated above (the "Premises"), together with the appurtenances thereto, for the above Term.

LEASE COVENANTS AND AGREEMENTS

1. **RENT.** Lessee shall pay Lessor or Lessor's agent as rent for the Premises the sum stated above, monthly in advance, until termination of this lease. Lessee hereby acknowledges all payments of rent are due on the first day of every month. **Rent payments are to be made payable by check to Larson Properties Group, LLC and can be hand delivered or mailed to 619 W. Main St., St. Charles, IL 60174.** Rent payments received later than the 5th of the month shall be assessed a late charge of \$50. If the past due rent remains unpaid by the 15th of the month the late fee assessed is \$100.

Failure to pay the late charge, additional rents or past due rents shall constitute default of the Lease. Lessee shall pay a \$30 charge for any check written to Lessor and returned for insufficient funds.

2. **HEAT; NON-LIABILITY OF LESSOR.** Lessor will at all reasonable hours during each day and evening, from October 1 to May 1 during the term, when required by the season, make available heat for the heating apparatus in the demised premises, except when prevented by accidents and unavoidable delays, provided, however, that except as provided by Illinois statute, the Lessor shall not be held liable in damages on account of any personal injury or loss occasioned by the failure of the heating apparatus to heat the Premises sufficiently, by any leakage or breakage of the pipes, by any defect in the electrical wiring, elevator apparatus and service thereof, or by any reason of any other defect, latent or patent, in or around or about the said building. (Confirm insurance will cover damage)
3. **AS-IS.** Lessee agrees to lease the facility "as is" subject to Section 17 of this agreement. Lessee is responsible for all interior maintenance.
4. **UTILITIES:** All utilities are the responsibility of the Lessee, including water for the second floor. \$250 per month is allocated for building electricity but can be changed as usage adjusts.
5. **PARKING/STORAGE.** Dedicated parking spaces are available on the property. Lot usage and maintenance will be overseen and managed by Lessor. Special events shall be pre-approved by Lessor. (are any spaces dedicated to the brewery)
6. **RULES AND REGULATIONS.** Lessor has the right to institute reasonable rules and regulations as may later be required by Lessor for the necessary, proper and orderly care of the Building in which Premises are located; provided that such rules and regulations would not interfere with Lessee's ability to operate a microbrewery on site.
7. **ASSIGNMENT; SUBLETTING.** Lessee shall neither sublet the Premises or any part thereof nor assign this Lease nor permit by any act of default any transfer of Lessee's interest by operation of law, nor offer the Premises or any part thereof for lease or sublease, nor permit the use thereof for any purpose other than above mentioned, without in each case the written consent of Lessor.
8. **SURRENDER OF PREMISES.** Lessee shall quit and surrender the Premises at the end of the term in as good condition as the reasonable use thereof will permit, with all keys thereto, and shall not make any alterations in the Premises without the written consent of Lessor; and alterations which may be made by either party hereto upon the Premises, except moveable furniture and movable fixtures put in at the expense of the Lessee, shall be property of the Lessor, and shall remain upon and be surrendered with the premises as a part thereof at the termination of this lease. If default by Lessee of any terms of this agreement, Lessor shall have the right to possess as payment above said movable furniture and fixtures.
9. **TERMINATION; ABANDONMENT; RE-ENTRY; RELETTING.** At the termination of this lease, by lapse of time or otherwise, Lessee agrees to yield up immediate and peaceable possession to Lessor, and failing so to do, to pay as liquidated damages, for the whole time such possession is withheld, the sum of \$50 Dollars per day, and it shall be lawful for the Lessor or his legal representative at any time thereafter, without notice, to re-enter the Premises or any part thereof, either with or (to the extent permitted by law) without process of law, and to expel, remove and put out the Lessee or any person or persons occupying the same, using such force as may be necessary so to do, and to repossess and enjoy the Premises again as before this lease, without prejudice to any remedies which might otherwise be used for arrears of rent or preceding breach of covenants: or in this case the Premises shall be abandoned, deserted, or vacated, and remain unoccupied five days consecutively, the Lessee hereby authorizes and requests the Lessor as Lessee's agent to re-enter the Premises and remove all articles found therein, place them in some regular warehouse or other suitable storage place, at the cost and expense of Lessee, and proceed to re-rent the Premises at the Lessor's option and discretion and apply all money so received after paying the expenses of such removal toward the rent accruing under the lease. This request shall not in any way be construed as requiring any compliance therewith on the part of the Lessor, except as required by Illinois statute. If the Lessee shall fail to pay the rent at the times, place and in the manner above provided, and the

same shall remain unpaid five days after the day whereon the same should be paid, the Lessor by reason thereof shall be authorized to declare the term ended, and the Lessee hereby expressly waives all right or rights to any notice or demand under any statute of the state relative to forcible entry or detainer or landlord and tenant, and agrees that the Lessor, his agents or assigns may begin suit for possession or rent without notice or demand. In the event of default, Lessor has the right to take possession of equipment and fixtures to settle any past due rent.

10. **REMOVED PROPERTY.** In the event of re-entry and removal of the articles found on the Premises as hereinbefore provided, the Lessee hereby authorizes and requests the Lessor to sell the same at public or private sale with or without notice, and the proceeds thereof, after paying the expenses of removal, storage and sale to apply towards the rent reserved herein, rendering the overplus, if any, to Lessee upon demand.
11. **LESSOR NOT LIABLE.** Except as provided by Illinois statute, the Lessor shall not be liable for any loss of property or defects in the Building or in the Premises, or any accidental damages to the person or property of the Lessee in or about the Building or the Premises, from water, rain or snow which may leak into, issue or flow from any part of the Building or the Premises, or from the pipes or plumbing works of the same. The Lessee hereby covenants and agrees to make no claim for any such loss or damage at any time. The Lessor shall not be liable for any loss or damage of or to any property placed in any storeroom or storage place in the Building, such storeroom or storage place being furnished gratuitously, and no part of the obligations of this lease.
12. **OPTION TO TERMINATE.** In the event that the Lessor, his successors, attorneys or assigns shall desire to regain the possession of the Premises herein described, due to the sale of the property, Lessor shall have the option of doing so upon giving the Lessee six months notice of Lessor's election to exercise such option. Lessee shall vacate the premises within the six month period in return for six month's free rent.
13. **CONFESSION OF JUDGEMENT.** If default be made in payment of rent, or any installment thereof, as herein provided, Lessee hereby irrevocably constitutes any attorney of any Court of Record in this State, attorney for Lessee and in Lessee's name, from time to time, to enter the appearance of Lessee, to waive the issuance of process and service thereof, to waive trial by jury, and to confess judgment in favor of Lessor against Lessee for the amount of rent which may be then due hereunder, together with costs of suit and a reasonable sum for plaintiff's attorney's fees in or about the entry of such judgment, and to waive and release all errors and right of appeal from any such judgment, and to consent to an immediate execution thereon.
14. **PLURALS; SUCCESSORS.** The words "Lessor" and "Lessee" wherever used in this lease shall be construed to mean Lessors or Lessees in all cases where there is more than one Lessor or Lessee, and to apply to individuals, male or female, or to firms or corporations, as the same may be described as Lessor or Lessee herein, and the necessary grammatical changes shall be assumed in each case as though fully expressed. All covenants, promises, representations and agreements herein contained shall be binding upon, apply and inure to the benefit of Lessor and Lessee and their respective heirs, legal representatives, successors and assigns.
15. **MAINTENANCE.** Lessor will be responsible for mowing, snow removal and reasonable yard clean-up. Lessee promises to minimize odors generated from the brewing process. Lessee shall work diligently to rectify any nuisances that are negatively impacting the surrounding neighbors, including but not limited to, odors generated. Odors will be strictly monitored.
16. **SECURITY DEPOSIT.** Lessor acknowledges the deposit of \$2000 by the Lessee as security for the performance of the covenants of this lease. Said security deposit shall be non-interest bearing and shall be refunded upon the termination of the lease provided Lessee has complied with all terms and conditions hereof. Upon termination and vacation of premises, Lessee agrees to repaint at own expense any and all walls deemed applicable by Lessor back to a neutral color.

17. CONSTRUCTION OF IMPROVEMENTS. Lessee agrees to pay for all architectural and construction costs required to complete the build out which includes general construction, electrical, plumbing, air conditioning, decorating, equipment installation, builder's risk insurance (naming Lessor, Lessee and contractor as co-insured) and all construction permits for improvements made by or at the direction of the Tenant, to the extent incurred or authorized by the Tenant. Any permanent improvements made to the structure shall remain property of the Lessor upon termination of this lease.

18. INSURANCE AND INDEMNITY.

- a. Lessee shall, throughout the Term of this Lease, at its own cost and expense, procure and maintain insurance which covers the Leased Premises and improvements against fire, wind, and storm damage and such other risks as may be included in the broadest form of extended coverage insurance as may, from time to time, be available in amounts sufficient to prevent Lessor or Lessee from becoming a co-insurer within the terms of the applicable policies. In any event, the insurance shall not be less than one hundred percent (100%) of the then insurable value. Additionally, replacement cost endorsements, inflation guard endorsements, vandalism endorsement, malicious mischief endorsement, waiver of subrogation endorsement, waiver of co-insurance or agreed amount endorsement (if available), and Building Ordinance Compliance endorsement and Rent loss endorsements (for a period of one year) must be obtained.
- b. Lessee agrees to place and maintain throughout the Term or Renewal Terms, if any, of this Lease, at Lessee's own expense, public liability insurance with respect to Lessee's use and occupancy of said premises, including "Dram Shop" or liquor liability insurance, if the same shall be or become available in the State of Illinois and liquor is sold on the Premises, with initial limits of at least \$1,000,000 per occurrence/\$2,000,000 general aggregate, or such additional amounts as Lessor shall reasonably require from time to time, upon Lessor's good faith determination that the present insurance coverage is inadequate, such amounts to be consistent with requirements of other Lessor's in similar circumstances.
- c. Lessee agrees to notify Lessor in writing if Lessor is unable to procure all or some part of the aforesaid insurance
- d. In the event of a lawsuit resulting from the Lessee's business activities, the Lessee shall cover all costs of attorney's fees for Larson Properties Group and its directors.
- e. All policies of insurance provided for or contemplated by this Article can be under Lessee's blanket insurance coverage and shall name Lessor, Lessor's corporate managing member and general partner, respectively, and the individual managing member and general partner, respectively, of Lessor, and Lessee as additional named insured, as their respective interests may appear, and shall provide that the policies cannot be canceled, terminated, changed, or modified without thirty (30) days written notice to the parties. In addition, all of such policies shall contain endorsements by the respective insurance companies waiving all rights of subrogation, if any, against Lessor.
- f. Lessee shall defend, indemnify, and hold Landlord harmless against any and all claims, damages, and lawsuits arising after the Occupancy Date of this Lease and any orders, decrees or judgments which may be entered therein, brought for damages or alleged damages resulting from any injury to person or property or from loss of life sustained in or about the Leased Premises, unless such damage or injury results from the intentional misconduct or the gross negligence of Lessor and Lessee agrees to save Lessor harmless from, and indemnify Landlord against, any and all injury, loss, or damage, of whatever nature, to any person or property caused by, or resulting from any act, omission, or negligence of Lessee or any employee or agent of Lessee. In addition, Lessee hereby releases Lessor from any and all liability for any loss or damage caused by fire or any of the extended coverage

casualties, unless such fire or other casualty shall be brought about by the intentional misconduct or gross negligence of Lessor.

LESSEE:

[Redacted]

Stephen C. Newman
345 North Ave LLC

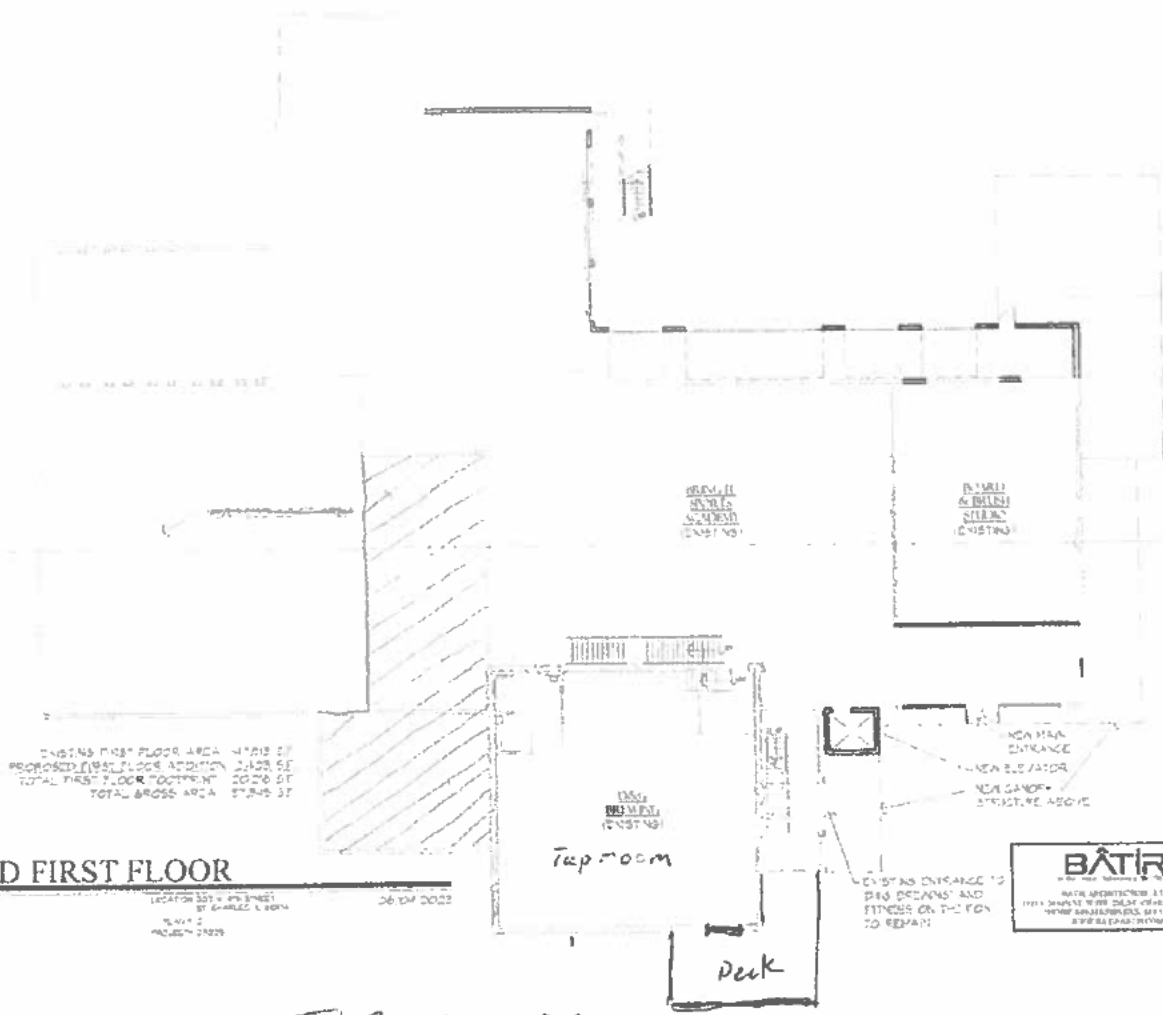
DATED 5/6/2005

LESSOR:

[Redacted]

Manager, Eric W. Larson
Larson Properties Group, LLC

DATED 5/6/2005



EXISTING FIRST FLOOR AREA 4,710 SF
 PROPOSED FIRST FLOOR ADDITION 2,400 SF
 TOTAL FIRST FLOOR FOOTPRINT 7,110 SF
 TOTAL GROSS AREA 8,540 SF

PROPOSED FIRST FLOOR

SCALE: 1/8" = 1'-0"

LOCATION: 301 W. 4TH STREET
 ST. LOUIS, MO 63101
 PROJECT: 2022

DATE: 06/04/2022

BATIR
 ARCHITECTURE & INTERIOR DESIGN
 1001 MARKET STREET, SUITE 200
 ST. LOUIS, MO 63101
 (314) 433-1111

Handwritten note: **Brewing area**

File Number 0666678-7



To all to whom these Presents Shall Come, Greeting:

I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that

ATTACHED HERETO IS A TRUE AND CORRECT COPY, CONSISTING OF 1 PAGE(S), AS TAKEN FROM THE ORIGINAL ON FILE IN THIS OFFICE FOR 345 NORTH AVE, LLC.



Authentication #: 1906301759 verifiable until 03/04/2020.
Authenticate at: <http://www.cyberdriveillinois.com>

In Testimony Whereof, I hereto set
my hand and cause to be affixed the Great Seal of
the State of Illinois, this 4TH
day of MARCH A.D. 2019 .

Jesse White

SECRETARY OF STATE

Form **LLC-1.20**

Illinois
Limited Liability Company Act
Application to Adopt an Assumed Name

FILE # **06666787**

Secretary of State Jesse White
Department of Business Services
Limited Liability Division
Room 351 Howlett Building
501 S. Second St
Springfield, IL 62756
www.cyberdriveillinois.com

Filing Fee: **60.00**
Approved: **DJR**

FILED
Nov 28, 2018
Jesse White
Secretary of State

1. Limited Liability Company Name: 345 NORTH AVE, LLC

2. State under the laws of which the company is organized: IL

3. The Limited Liability Company intends to adopt and transact business under the assumed name of:

CHIMP MONK BREWING

The right to use the assumed name shall be effective from the date this application is filed by the Secretary of State until 12/01/2020, the first day of the company's anniversary month in the next year, which is evenly divisible by five.

4. The undersigned affirms, under penalties of perjury, having authority to sign hereto, that this Application to Adopt, Change, Cancel or Renew an Assumed Name is to the best of my knowledge and belief, true, correct and complete.

Dated Nov 28, 2018
Month & Day Year
NEWMAN, STEPHEN
Name
MANAGER
Title

If applicant is a company or other entity, state name of company.

[ilsos.gov](https://www.ilsos.gov/) (<https://www.ilsos.gov/>) Official Website of the Illinois Secretary of State [Here's how you](#) English



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Driver's Licenses &
ID Cards



Vehicles, Plates
& Titles



Business
Services



More
Services



Business Entity Search

Entity Information

Entity Name

345 NORTH AVE, LLC

Principal Address

1059 WEST ORCHARD RD
NORTH AURORA, IL 60542

File Number

06666787

Status

ACTIVE on 12-02-2024

Entity Type

LLC

Type of LLC

Domestic

Org. Date/Admission Date

12-26-2017

Jurisdiction

IL

Duration

PERPETUAL

Annual Report

Filing Date

12-02-2024

Annual Report**Year**

2024

Agent Information

STEPHEN NEWMAN

345 N BATAVIA AVE

BATAVIA, IL 60510-1905

Agent Change Date

12-26-2017

Services and More Information

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

Available Services

Managers

Old LLC Name

Assumed Name

Series Name

File History

Managers**Address**

NEWMAN, STEPHEN

345 N BATAVIA AVE
BATAVIA, IL 60510

Showing 1 to 1 of 1 entries

Previous

1

Next

Find Our Beer

Aj's Liquorland - Aurora & Naperville

ARTHOUSE in Aurora

Bad Alice - Geneva

Berkeley's Finer Foods of Batavia

Binny's - Geneva, Montgomery & Naperville

Batavia Smoke N Liquor

Broken Brix Cidery & Winery - St. Charles

Chi-cuterie

Comedy Vault

Craft Urban - Aurora & Geneva

Crooked Arm Vinyl & Tap

Elgin Public House

Extra Value Wine & Liquor Aurora, S. Eola

Evolet Eve

Flight Tasting Room & Bottle Shop

ORDER ([HTTPS://COMMERCE.ARRYVED.COM/LOCATION/BGUSSA0T](https://commerce.arrayved.com/location/bgussa0t)) PARTIES ([HTTPS://BROTHERCHIMPBREWING.COM](https://brotherchimpbrewing.com))

French 75

Gammon Coach House

Geneva Ale House

Giardino Trattoria & Pizzeria

Global Brew Taphouse - Schaumburg

Kane County Cougars Concessions

Hammer's East Side Liquors

Hy-Vee Grocery Store - Sycamore

Lundeen's Fine Wine & Spirits STC

Lundeen's Discount Liquors - Sycamore

McCarty Mills Tap Room

Niche Restaurant

Nobel House - Geneva

Orange & Brew Bottle Shop and Tap Room

Preservation Bread and Wine

Pride - St. Charles

Prisco's Family Market

Raimondo's Pizza and Pub

Ream's Meat Market

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Riverside Pizza & Pub - Oswego

Ruby's Liquor

South Moon BBQ

The GOAT

The Graceful Ordinary

The Hive Tavern

The Lewis

The Venue

The Walrus Room

Up North Wine Tasting Room

Valley Liquor - Elburn

Water Street Studios

WindMill Grille and Pizzeria

Woodman's North Aurora
