ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: 4b
	Title:	Recommendation to approve a Proposal for a New G2 Liquor License Application for The Pride Store, LLC Located at 1825 Lincoln Highway, St. Charles.
	Presenter:	Jim Keegan, Police Chief

Meeting: Government Operations Committee	Date: April 16, 2018	
Proposed Cost: $	Budgeted Amount: $	Not Budgeted: ☐

Executive Summary (*if not budgeted please explain*)**:**

The Pride Liquor Store and The Urban Counter restaurant occupy and operate side-by-side businesses at 1825 Lincoln Highway (all adjacent to the Pride Gas Station). Each of these businesses are owned and operated by Parent Petroleum under the "The Pride Store LLC".

1825 Lincoln Highway was constructed two years ago after the demolition of the Jaws carwash. It was intended to operate under one roof with three businesses; the last of which (unit "c" or the western portion) as an Italian deli. The Pride Stores, Inc. never materialized the deli concept and is now coming forward with a site plan concept presented last month at both the Liquor Control Commission and the Government Operations Committee where it received a favorable recommendation to advance for formal approvals.

The site would incorporate a Nano-brewery named "Octane 93" into current operations with both the Urban Counter (current B license) and the Pride Liquor Store (current A license) into one larger site license (G-2). Each of the three concepts would use one point of sale purchasing system (available within all three locations), would share cross-access between the locations and their hours of operation would mirror one another (7am-10pm). In addition, each of the three spaces shares common bathroom facilities that allow cross pollination of merchandise and food.

This concept mandates the consideration of the aforementioned "site license" being put into place (attached for LCC/GOC consideration). Although this concept is new to St. Charles, we do have other site licenses such as Pheasant Run, The Q Center and Hotel Baker where separate concepts and alcohol points of service/sales are housed under one roof/one owner.

From a zoning and life safety perspective, both the Fire Department and Community & Economic Development have commenced a Chapter 34 review of this location and prior to any alcohol sales/distribution taking place with the tentative approval of a new site license, a Certificate of Occupancy needs to be granted before the additional space would be incorporated into alcohol sales and distribution.

It would be my recommendation to grant a site license contingent upon a Certificate of Occupancy being granted.

Pursuant to this item being presented at the Government Operations Committee meeting on Monday, April 16, 2018 to seek approval; it will be brought before the Liquor Control Commission at a meeting scheduled at 4:30 p.m., the same day, to process and move it forward to this Committee. This item will then continue on to the City Council meeting scheduled on May 7, 2018 for final approval.

Attachments (*please list*)**:**
Summary, Memo, Floor Plan, Liquor License

Recommendation/Suggested Action (*briefly explain*)**:**
Recommendation to approve a Proposal for a New G2 Liquor License Application for The Pride Store, LLC Located at 1825 Lincoln Highway, St. Charles.

City of St. Charles, Illinois Liquor Control Commissioner

CITY RETAIL LIQUOR DEALER LICENSE APPLICATION

APPLICATION FEE IS NON-REFUNDABLE

Incomplete applications will not be accepted.
Completed applications may be submitted to:
Two East Main Street, St. Charles, IL 60174-1984

Date Application Received: _____ ☑ **New Application** ☐ **Renewal Application**

APPLICATION CHECKLIST

Check items to confirm all are attached to this application	Applicant	Office Use Only
Application Fee	☑	☐
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 for this business.	☑	☐
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.	☑	☐

OFFICIAL USE ONLY

☐ Approved* ☐ Denied Date Approved/Denied:_____ Customer Number:_____

_____ _____
Signature of Mayor, Liquor Control Commissioner Date Issued

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

APPLICANT INFORMATION

A. Type of Business: ☐ Individual ☐ Partnership ☑ Corporation ☐ Other (explain):

B. Business Name:
The PRIDE Stores dba 93 Octane Brewery dba Urban Counter dba The PRIDE Beer & Wine plus Spirits

C. Business Address:
1825 Lincoln highway, St Charles IL 60174

D. IL Tax ID Number:	E. Business Phone:	F. Business E-mail:	G. Business Website:
0331-8214	630-791-8282	[redacted]	thePRIDEstores.com

H. Contact Person:	I. Title:	J. Phone No.:
Christopher Peckat	Buyer/Marketing Manager	[redacted]

K. If Corporation, Corporation Name:
The PRIDE Stores, INC

L. Corporation Address (city, state, zip code):
30W180 Butterfield Rd, Warrenville, IL 60555

BUSINESS ESTABLISHMENT LOCATION INFORMATION

A. **Type of Establishment:** ☐ Package ☐ Restaurant ☐ Tavern ☐ Hotel/Banquet/Arcada/Q-Center ☑ Other

B. Address applying for liquor license (exact street address):	C. Number of Parking Spaces:	D. Outside Dining s.f. [17.20.020-R]:	E. Holding Bar s.f. [5.08.010-F]:
1825 Lincoln highway, St Charles IL 60174	36	485	

F. Total Building s.f.:	G. Total Number of Seats:	H. Number of Bar Seats:	I. Sale Counter s.f.:	J. Live Entertainment Area s.f. [5.08.010-H]:
5000	58		43.5	

K. Kitchen s.f.:	L. Cooler s.f.:	M. Dry Storage s.f.:	N. Seating Area s.f.:	O. Retail/public Area s.f.:	P. Service Bar s.f. [5.08.010-O]:
455	640	149	939	2614	

Q. Brief Business Plan description based on type of establishment listed above:
The PRIDE Stores is seeking a site license to add a brewery to the west, 3rd unit. Within this site, the 2 existing businesses 'The PRIDE Beer & Wine plus Spirits' and 'Urban Counter' will have cross access and share a license with the new '93 Octane Brewery'

MANAGER INFORMATION

Full Name, include middle initial: Patrick Perez Title: Manager

Birthdate: [redacted] Birthplace: [redacted] Driver's License# [redacted] Home Phone [redacted]

Home Address: [redacted]

Full Name, include middle initial: Michael McGlynn Title: Manager

Birthdate [redacted] Birthplace: [redacted] Driver's License# [redacted] Home Phone: [redacted]

Home Address [redacted]

Full Name, include middle initial: Title:

Birthdate: Birthplace: Driver's License#: Home Phone:

Home Address:

PROPOSED FLOOR PLAN/LAYOUT OF PROPERTY	
Mandatory: attach to this application a floorplan or layout of the proposed facility to include the following:	
CLASS B LICENSES	
1.	Every application for a Class B 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 (***check off once complete***): 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 Class B licensee to operate and/or maintain the licensed premises in any manner inconsistent with the approved site drawing.
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 (***check off once complete***): 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; 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 Commissioner. The Local Liquor 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.
****THE FIRE PREVENTION BUREAU WILL FURNISH ALL FINAL, PERMITTED OCCUPANCY NUMBERS FOR THIS LICENSE.**	

CORPORATION / PREMISES QUESTIONS	
1.	If applicant is an individual or partnership, is each and every person a United States citizen **(5.08.070-2)**? ☐ **Yes** ☐ **No** Is any individual a naturalized citizen? ☐ **Yes** ☐ **No** **If yes**, print name(s), date(s), and place(s) of naturalization:
2.	List the type of business of the applicant **(5.08.070-3)**: Brewery / Liquor Store / Restaurant
3.	Number of years of experience for the above listed type of business **(5.08.070-4)**: Minimal in relation to the combined license
4.	Amount of merchandise that normally will be in inventory when in operation **(5.08.070-5)**: $ 500,000
5.	Location/address and description of business to be operated under this applied for license **(5.08.070-6)**: Applying for a new G2 License for the entire building which will replace 2 of the current licenses. 1825 Lincoln highway, St Charles, IL 60174
6.	Is the premises owned or leased **(5.08.070-6A)**? ☐ **Owned** ☑ **Leased**
7.	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 **(5.08.070-6B)**: **Name of Building Owner:** CIMA Developers LP Address of Building Owner: 30W180 Butterfield Rd, Warrenville, IL 60555 Mailing Address of Building Owner (if different): Phone Numbe [redacted] E-mail Address: [redacted] **Name of Building Owner:** Address of Building Owner: Mailing Address of Building Owner (if different): Phone Number: E-mail Address: **Name of Building Owner:** Address of Building Owner: Mailing Address of Building Owner (if different): Phone Number: E-mail Address:
8.	Does the applicant currently operate, or operated in the past, any other establishment within the City of St. Charles that requires a liquor license? ☑ **Yes** ☐ **No** **If yes**, please list the business name(s) and address(es): Urban Counter and The PRIDE Beer & Wine plus Spirits, both located in this building, 1825 Lincoln Highway, St Charles, IL 60174

9.	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? ☐ **Yes** ☑ **No** **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.**
10.	Are any improvements planned for the building and/or site that will require a building permit? ☑ **Yes** ☐ **No** **If yes,** has a building permit been applied for? ☐ **Yes** ☑ **No** **If yes,** date building permit was applied for with Building & Code Enforcement:
11.	Has applicant applied for a similar or other license on the premises other than the one for which this license is sought **(5.08.070-7)**? ☐ **Yes** ☑ **No** **If yes,** what was the disposition of the application? Explain as necessary:
12.	Has applicant (and all persons listed on page 1 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)**? ☐ **Yes** ☑ **No** Is applicant (and all persons listed on page 1 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? ☐ **Yes** ☑ **No**
13.	**List previous liquor licenses issued by any State Government or any subdivision thereof (5.08.070-9). Use additional paper if necessary.** **Government Unit:** See Attached Date: Location, City/State: Special Explanations: **Government Unit:** Date: Location, City/State: Special Explanations:
14.	Have any liquor licenses possessed ever been revoked **(5.08.070-9)**? ☐ **Yes** ☑ **No** **If yes,** list all reasons on a separate, signed letter accompanying this application. Has any director, officer, shareholder, or any of your managers, ever been denied liquor license from any jurisdiction? ☐ **Yes** ☐ **No** **If yes,** proceed to Question 15. If more space is needed, please attach a separate sheet of paper with the information.

15.	**Complete ONLY if yes was answered to the questions above (14):** Name: N/A Name of Business: Position with the Business: Date(s) of Denial: Reason(s) for Denial of License:
16.	Date of Incorporation (Illinois Corporations) **(5.08.070-10):** 8/1/1976 Date qualified under Illinois Business Corporation Act to transact business in Illinois (Foreign Corporation):
17.	Has the applicant and all designated managers read and do they all understand and agree not to violate any liquor 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)**? ☑ **Yes** ☐ **No** 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? ☐ **Yes** ☑ **No** 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? ☐ **Yes** ☑ **No** Have you ever been convicted of a gambling offense? ☐ **Yes** ☑ **No** (If a partnership or corporation, include all partners and the local manager(s).) Will you and all your employees refuse to serve or sell alcoholic liquor to an intoxicated person or to a minor? ☑ **Yes** ☐ **No**
18.	**Mandatory:** 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 1 of this application must be fingerprinted by the City of St. Charles Police Department **(5.08.070-A12)**. Has this been done? ☑ **Yes** ☐ **No** **If yes,** date(s):
19.	**Mandatory:** Has the applicant attached proof of Dram Shop Insurance to this application or already furnished it to the City of St. Charles **(5.08.060)**? ☐ **Yes** ☑ **No** If already furnished, date of delivery: We have current for the other 2 locations and will expand to the full **NOTE: Insurance must be issued from May 1, 20XX – April 30, 20XX in accordance with City code 5.08.060. Request a prorated rate from your insurance company if you are applying for a new license during this timeframe.**

20.	**Mandatory:** 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 **(5.08.230)**? ☐ **Yes** ☑ **No**

COMMENTS/ADDITIONAL INFORMATION

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: Patrick (First) Perez (Last) (Middle) Manager

Home Street Address: [redacted]

City, State, Zip: Chicago, IL 60608

Date of Course: 2/27/2013 Place Course was Taken: Online

Birthdate: [redacted] Certificate Granted: 2/11/2017 Expiration: 2/11/2020

Name: Michael (First) McGlynn (Last) (Middle) Manager

Home Street Address: [redacted]

City, State, Zip: Naperville, IL 60563

Date of Course: 6/23/2017 Place Course was Taken: Online

Birthda[redacted] Certificate Granted: 6/23/2017 Expiration: 6/23/2020

Name: Heather (First) Splitt (Last) (Middle) Assistant Manager

Home Street Address: [redacted]

City, State, Zip: Poplar Grove, IL 61065

Date of Course: 7/10/17 Place Course was Taken: Online

Birthdate: [redacted] Certificate Granted: 7/10/2017 Expiration: 7/10/2020

Name: Christopher (First) Peckat (Last) Marcus (Middle) Manager

Home Street Address: [redacted]

City, State, Zip: Glenview, IL 60026

Date of Course: 3/2/18 Place Course was Taken: Online

Birthdate [redacted] Certificate Granted: 3/2/18 Expiration: 4/1/2018

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.

APPLICATION FOR LATE NIGHT PERMIT	
SUPPLEMENTAL TO LIQUOR LICENSE FOR CLASS B/C	
To: St. Charles Liquor Control Commission	Date:
I now possess or have applied for a liquor license Class	
Applicant's Name:	
Name of Business:	
Business Address:	
Business Phone:	

SUPPLEMENTAL PERMIT APPLIED FOR

Payment of Late Night Permit fee is required at the time the permit is issued.

☐ 1:00 a.m. Late Night Permit – fee of $800.00

☐ 2:00 a.m. Late Night Permit – fee of $2,300.00

NOTE: Other permits that may be available upon request include:

- Class E – Special Event License (1 to 3-day event @ $100.00 per day)
- Outdoor Dining Permit (Contact Community & Economic Development @ 630.377.4443)

SIGNATURES

Applicant's Signature

☐ **Liquor Commissioner hereby directs City Clerk to issue permit indicated above.**

Liquor Commissioner's Signature **Date**

ADDENDUM TO RETAIL LIQUOR LICENSE APPLICATION	
To be completed by the City of St. Charles Police Department	
Date:	Name of Applicant:
Name of Business:	
Address of Business:	Ward Number:

To Liquor Control Commissioner, City of St. Charles, Illinois

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:
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? ☐ **Yes** ☐ **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.) ☐ **Yes** ☐ **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: ☐ **Yes** ☐ **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? ☐ **Yes** ☐ **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.? ☐ **Yes** ☐ **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? ☐ **Yes** ☐ **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: ☐ **Yes** ☐ **No**
12.	From your observation and investigation, has applicant–to the best of your knowledge–truthfully answered all questions? ☐ **Yes** ☐ **No** **If no**, state exceptions:
13.	Have all persons named in this application been fingerprinted? ☐ **Yes** ☐ **No** Fingerprinted by: Date:
14.	Other necessary data:

SIGNATURES
ENDORSEMENTS AND APPROVALS

INVESTIGATING OFFICER

_____ _____

Investigating Officer Signature **Badge Number & Rank**

ENDORSEMENT OF THE CHIEF OF POLICE

Recommend Issuing Liquor License: ☐ **Yes** ☐ **No**

_____ _____

Signature Of Chief of Police **Date**

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/30/2018

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 FEDERATED MUTUAL INSURANCE COMPANY HOME OFFICE: P.O. BOX 328 OWATONNA, MN 55060	CONTACT NAME: CLIENT CONTACT CENTER PHONE (A/C, No, Ext): 888-333-4949 FAX (A/C, No): 507-446-4664 E-MAIL ADDRESS: CLIENTCONTACTCENTER@FEDINS.COM
INSURED 037-270-6 THE PRIDE STORES INC 30W180 BUTTERFIELD RD WARRENVILLE, IL 60555	INSURER(S) AFFORDING COVERAGE / NAIC # INSURER A: FEDERATED MUTUAL INSURANCE COMPANY 13935 INSURER B: FEDERATED SERVICE INSURANCE COMPANY 28304 INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER: 149** **REVISION NUMBER: 3**

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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	Y	N	9309062	12/16/2017	04/01/2018	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$1,000,000 $100,000 EXCLUDED $1,000,000 $2,000,000 $2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY	N	N	9309062	12/16/2017	04/01/2018	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$1,000,000
B	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION	N	N	9309064	12/16/2017	04/01/2018	EACH OCCURRENCE AGGREGATE	$20,000,000 $20,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N / A If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	N	9310042	12/16/2017	04/01/2018	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L DISEASE - POLICY LIMIT	 $1,000,000 $1,000,000 $1,000,000
B	LIQUOR LIABILITY	N	N	9927296	12/16/2017	04/01/2018	EACH COMMON CAUSE AGGREGATE	$2,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: 1825 LINCOLN HWY ST CHARLES, IL 60174 - URBAN COUNTER

CITY OF ST CHARLES IS NAMED AS ADDITIONAL INSURED FOR GENERAL LIABILITY.

CERTIFICATE HOLDER

037-270-6 149 3
CITY OF ST CHARLES
2 E MAIN ST
ST CHARLES, IL 60174-1926

CANCELLATION

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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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	CONTACT NAME: CLIENT CONTACT CENTER	
FEDERATED MUTUAL INSURANCE COMPANY HOME OFFICE: P.O. BOX 328 OWATONNA, MN 55060	PHONE (A/C, No, Ext): 888-333-4949	FAX (A/C, No): 507-446-4664
	E-MAIL ADDRESS: CLIENTCONTACTCENTER@FEDINS.COM	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: FEDERATED MUTUAL INSURANCE COMPANY	13935
INSURED 037-270-6 THE PRIDE STORES INC 30W180 BUTTERFIELD RD WARRENVILLE, IL 60555	INSURER B: FEDERATED SERVICE INSURANCE COMPANY	28304
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER: 150** **REVISION NUMBER: 7**

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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	Y	N	9309062	12/16/2017	04/01/2018	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$1,000,000 $100,000 EXCLUDED $1,000,000 $2,000,000 $2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY	N	N	9309062	12/16/2017	04/01/2018	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$1,000,000
B	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION	N	N	9309064	12/16/2017	04/01/2018	EACH OCCURRENCE AGGREGATE	$20,000,000 $20,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	N	9310042	12/16/2017	04/01/2018	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L DISEASE - POLICY LIMIT	 $1,000,000 $1,000,000 $1,000,000
B	LIQUOR LIABILITY	N	N	9927296	12/16/2017	04/01/2018	EACH COMMON CAUSE AGGREGATE	$2,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: 1825 LINCOLN HWY ST CHARLES, IL 60174 - PRIDE BEER & WINE PLUS SPIRITS

CITY OF ST CHARLES IS NAMED AS ADDITIONAL INSURED FOR GENERAL LIABILITY.

CERTIFICATE HOLDER

037-270-6 150 7
CITY OF ST CHARLES
2 E MAIN ST
ST CHARLES, IL 60174-1926

CANCELLATION

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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BASSET Card

STATE OF Illinois
LIQUOR CONTROL COMMISSION

August 2, 2017

Letter ID: L0521166160

MICHAEL MCGLYNN
30W161 COUNTRY LAKES DR.
NAPERVILLE IL 60563

License No.: 5A-0110606
Expiration Date: 6/23/2020
License Type: Basset Card

Your "Student ID number" is: 11192396

Your "Trainer's ID number" is: 5A-0110606

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).

ILLINOIS LIQUOR CONTROL COMMISSION
100 W. Randolph Street, Suite 7-801 - Chicago, IL 60601
BEVERAGE ALCOHOL SELLERS AND SERVERS EDUCATION AND TRAINING [BASSET] CARD

Date of Certification: 6/23/2017 Expires: 6/23/2020
Trainer's IL Liquor License Number: 5A-0110606
MICHAEL MCGLYNN
30W161 COUNTRY LAKES DR.
NAPERVILLE IL 60563

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

LCCB-01 (N-01/15)

BASSET Card

STATE OF
Illinois
LIQUOR CONTROL COMMISSION

May 3, 2016

Letter ID: L1075753872

MICHAEL MCGLYNN
30W161 COUBTRY LAKES DR.
NAPERVILLE IL 60563

License No.: 5A-0110606
Expiration Date: 4/26/2019
License Type: Basset Card

Your "Student ID number" is: 9758050

Your "Trainer's ID number" is: 5A-0110606

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).

ILLINOIS LIQUOR CONTROL COMMISSION
100 W. Randolph Street, Suite 7-801 - Chicago, IL 60601
BEVERAGE ALCOHOL SELLERS AND SERVERS EDUCATION AND TRAINING [BASSET] CARD

Date of Certification: 4/26/2016 Expires: 4/26/2019
Trainer's IL Liquor License Number: 5A-0110606
MICHAEL MCGLYNN
30W161 COUBTRY LAKES DR.
NAPERVILLE IL 60563

****Card is not transferrable - OFF-PREMISE ONLY****

LCCB-01 (N-01/15)

P-000637

BASSET Card

STATE OF Illinois
LIQUOR CONTROL COMMISSION

August 2, 2017

Letter ID: L2018008400

HEATHER SPLITT
102 W PARK ST
POPLAR GROVE IL 61065

License No.: 5A-0110606
Expiration Date: 7/10/2020
License Type: Basset Card

Your "Student ID number" is: 11247672

Your "Trainer's ID number" is: 5A-0110606

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).

ILLINOIS LIQUOR CONTROL COMMISSION
100 W. Randolph Street, Suite 7-801 - Chicago, IL 60601
BEVERAGE ALCOHOL SELLERS AND SERVERS EDUCATION AND TRAINING [BASSET] CARD

Date of Certification: 7/10/2017 Expires: 7/10/2020
Trainer's IL Liquor License Number: 5A-0110606
HEATHER SPLITT
102 W PARK ST
POPLAR GROVE IL 61065

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

LCCB-01 (N-01/15)

ILLINOIS LIQUOR CONTROL COMMISSION
100 W. Randolph Street, Suite 7-801 - Chicago, IL 60601
BEVERAGE ALCOHOL SELLERS AND SERVERS EDUCATION AND TRAINING [BASSET] CARD

Date of Certification: 4/15/2016 Expires: 4/15/2019
Trainer's IL Liquor License Number: 5A-0110606

HEATHER SPLITT
102 W. PARK ST.
POPLAR GROVE IL 61065

****Card is not transferrable - OFF-PREMISE ONLY****

Certificate of Completion

American Safety Council

CHRISTOPHER PECKAT

Has diligently and with merit completed the

On-Premise BASSET Alcohol Certification on 3/2/2018

from the American Safety Council.

Jeff Pairan

American Safety Council

Illinois BASSET Training

This card certifies that:

CHRISTOPHER PECKAT

has completed the

On-Premise BASSET Alcohol Certification

Jeff Pairan

4/1/2018

Exp. Date:

Certificate of Completion

American Safety Council

CHRISTOPHER PECKAT

Has diligently and with merit completed the

Off-Premise BASSET Alcohol Certification on 3/5/2018

from the American Safety Council.

Jeff Pairan

American Safety Council

Illinois BASSET Training

This card certifies that:

CHRISTOPHER PECKAT

has completed the

Off-Premise BASSET Alcohol Certification

Jeff Pairan

4/4/2018

Exp. Date:

Illinois BASSET Off-Premise

SELLER / SERVER CERTIFICATION

Trainee Name: Patrick Perez
Date of Completion: 02/27/2013 12:21 CST

School Name: Learn2Serve
Certification #: IL 1920135

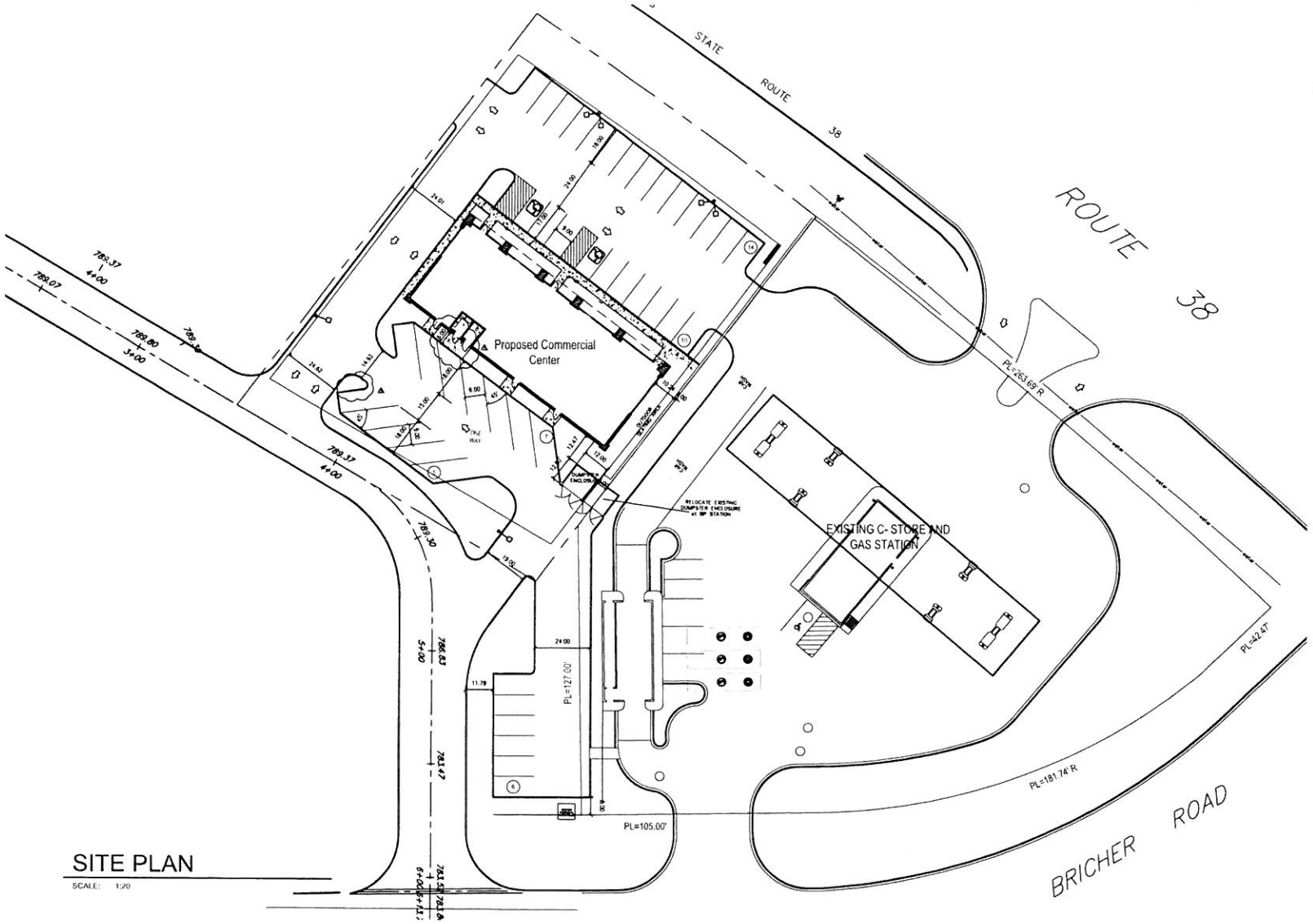
I,_____
Certify that the above named person successfully completed an approved Learn2Serve Seller/Server course.

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

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

learn2serve

Corporate Headquarters
13801 Burnet Rd., Suite 100
Austin, Texas 78727
P: 800-442-1149



SITE PLAN

SCALE: 1:20

GLEASON ARCHITECTS, P.C.
759 Heartland Drive, Unit A
Sugar Grove, Illinois 60554
Phone: 630-466-8740
Fax: 630-466-8760
E-mail: thaogleason@gleasonarchitectspc.com

ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	03-23-15
FOR BID	
FOR CONST.	

REVISIONS	DATE
1 City Comments	08/06/15
2	
3	

PROJECT:
BRICHER ROAD COMMERCIAL CENTER
1850 BRICHER ROAD
ST. CHARLES, IL

CLIENT:
ANGELINO ASSOCIATES
381 EAST ST CHARLES ROAD
ST CHARLES IL

JOB NO. 14-090
DATE 01/06/15
FILE n/a
PLOT SCALE 1"

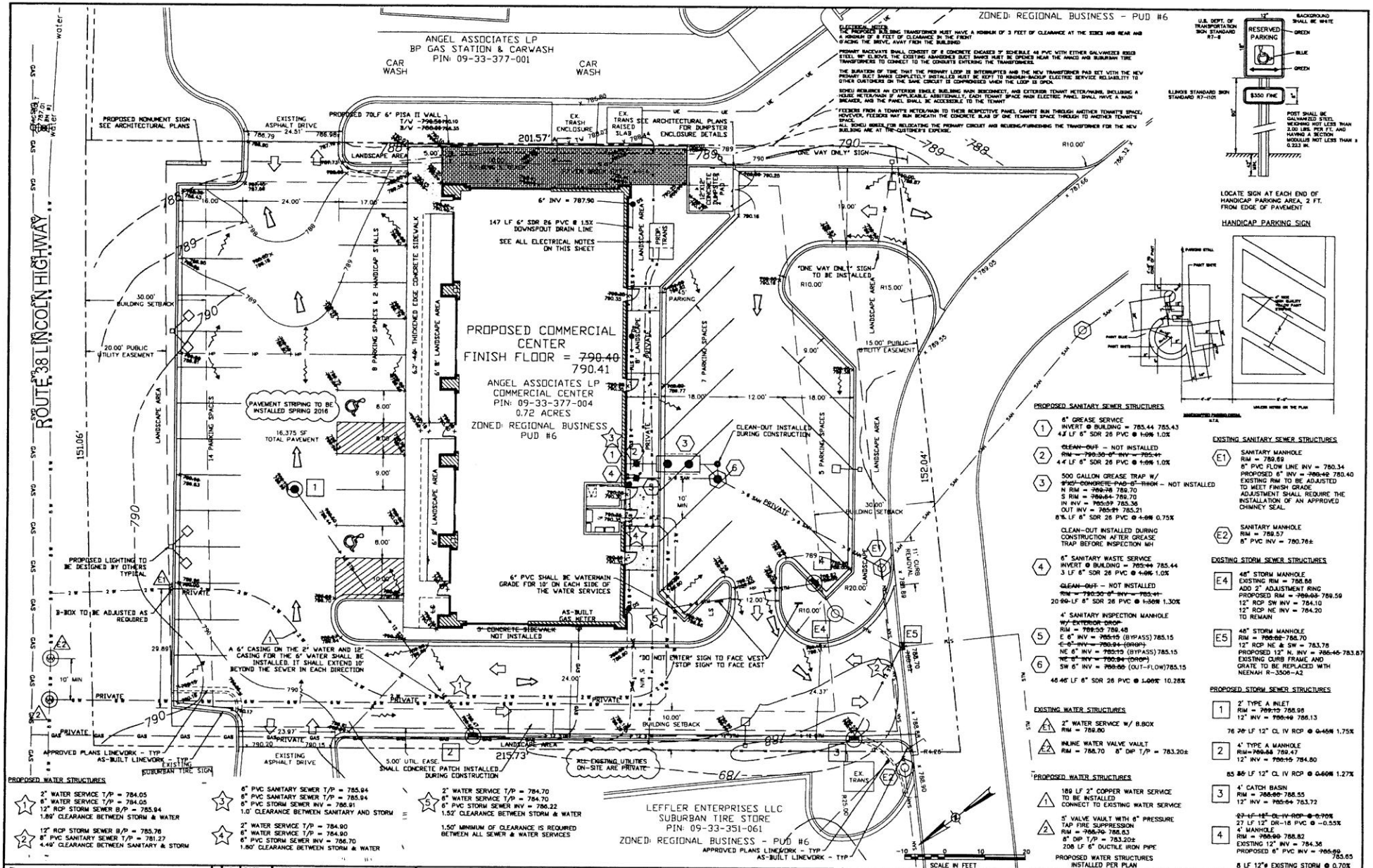
OWNER APPROVAL

Signature

Date

SHEET TITLE
FINAL PLAN

SHEET NUMBER
A0



TEBRUGGE ENGINEERING
P.O. BOX 38, PLANO, IL 60545
PHONE: (630) 552-4390 FAX: (630) 552-4392

REVISIONS	NO.	DATE	NOTES
	1	5.26.15	ST. CHARLES REVIEW COMMENTS 5.8.15
	2	6.8.15	ST. CHARLES REVIEW COMMENTS 5.18.15
	3	6.8.15	ST. CHARLES REVIEW COMMENTS 6.2.15
	4	8.31.15	ST. CHARLES REVIEW COMMENTS 8.26.15

PREPARED FOR:
CIMA DEVELOPERS, INC.
30W180 BUTTERFIELD RD WARRENVILLE, IL

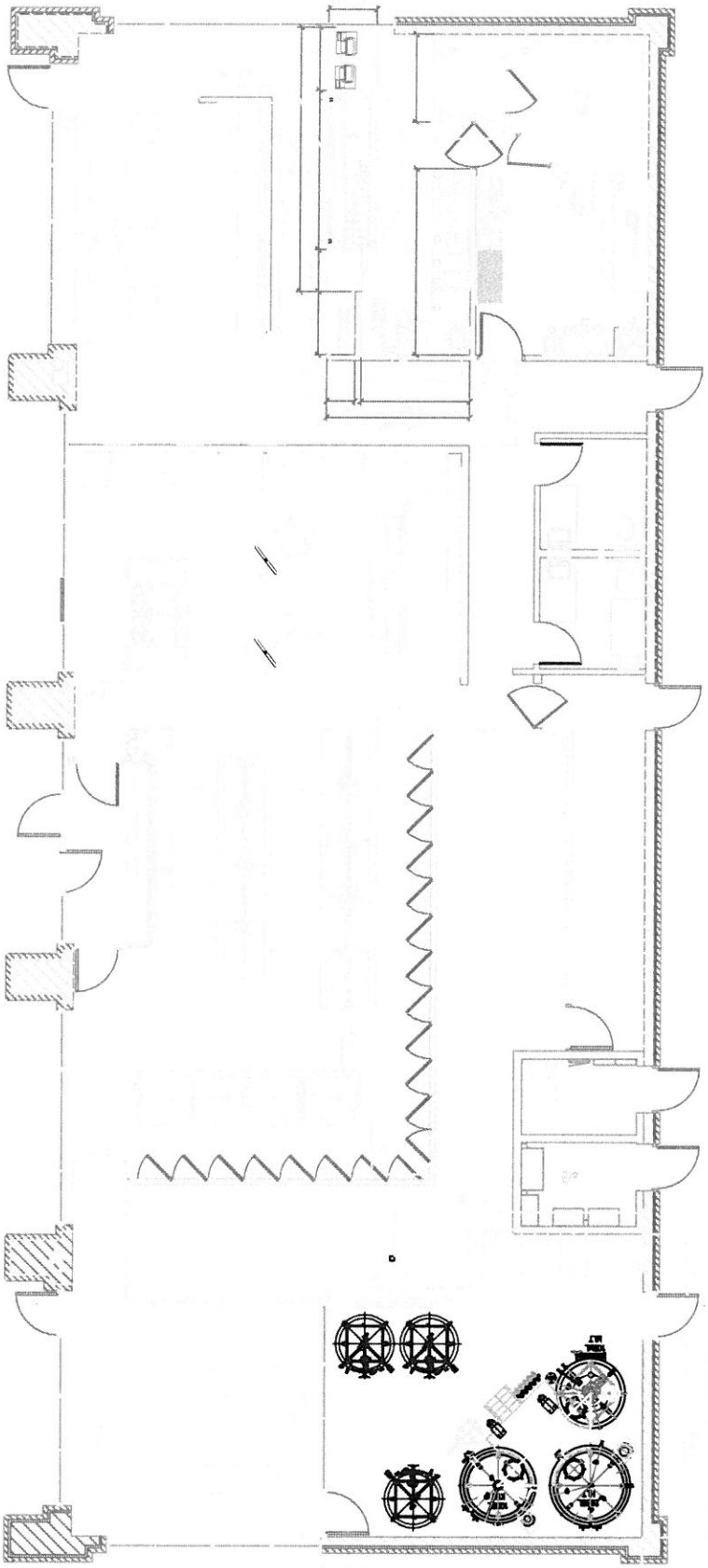
1850 BRICHER ROAD ST. CHARLES, IL

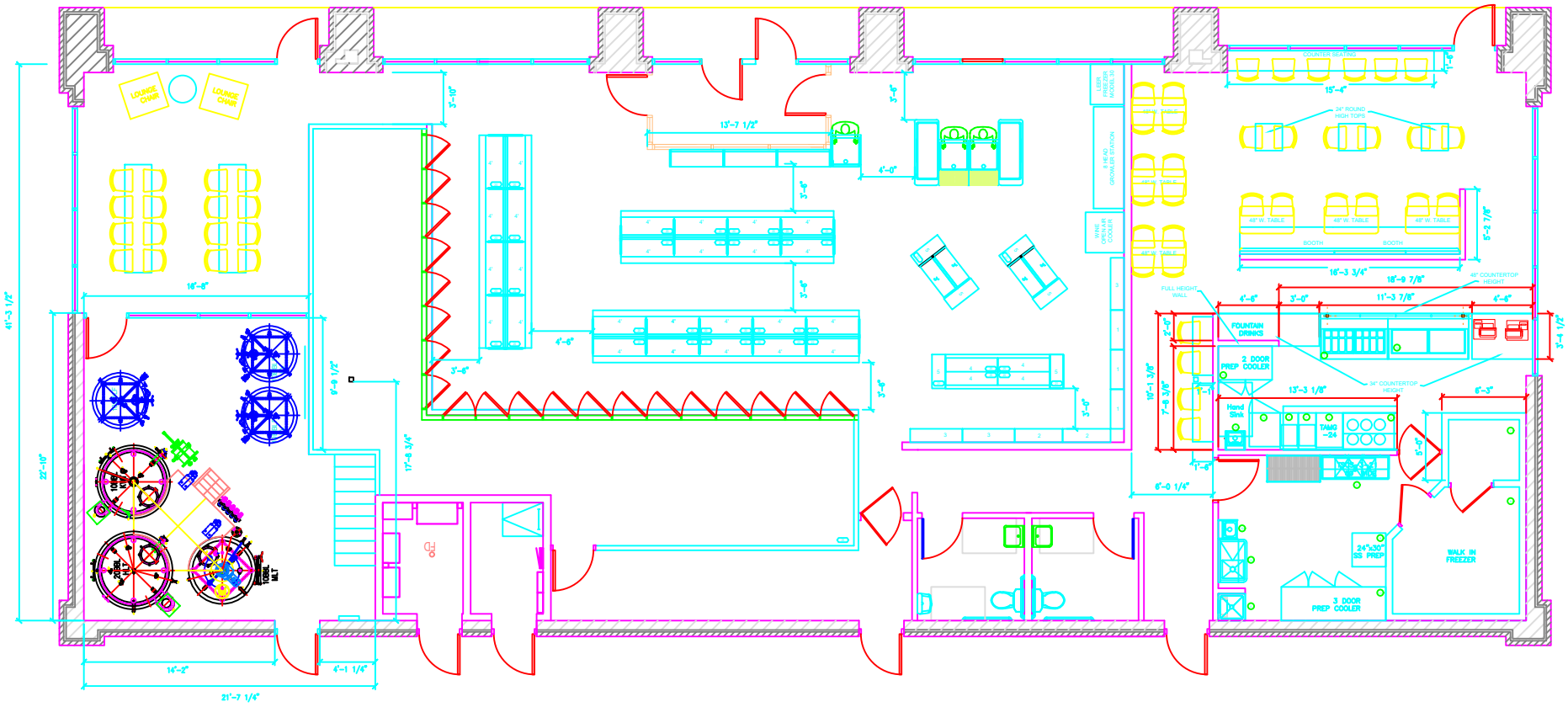
CIVIL SITE PLAN

AS-BUILT RECORD DRAWINGS
GRADING & UTILITIES
AS OF: FEBRUARY 9, 2016

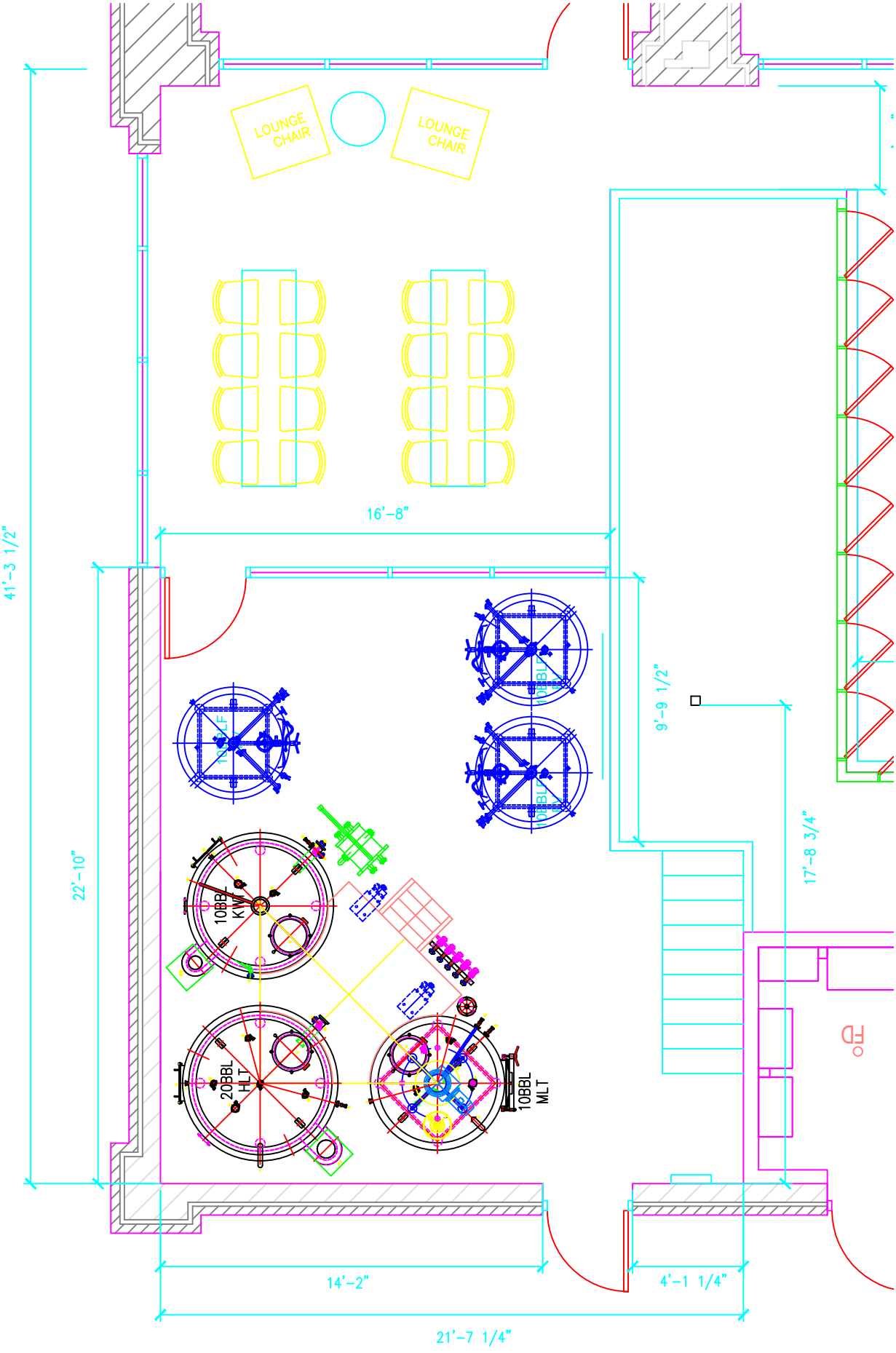
PROJECT NO. 15 340 01
SCALE: 1" = 10'
DATE: 4.24.15

SHEET NO. 3 OF 4 SHEETS





LOUNGE CHAIR
LOUNGE CHAIR
COUNTER SEATING
15'-4"
24" ROUND HIGH TOPS
48" W. TABLE
48" W. TABLE
48" W. TABLE
48" W. TABLE
48" W. TABLE
BOOTH
BOOTH
16'-3 3/4"
18'-9 7/8"
48" COUNTERTOP HEIGHT
FULL HEIGHT WALL
4'-6"
3'-0"
11'-3 7/8"
4'-6"
FOUNTAIN DRINKS
2 DOOR PREP COOLER
34" COUNTERTOP HEIGHT
13'-3 1/8"
6'-3"
Hand Sink
TAMG -24
24"x30" SS PREP
WALK IN FREEZER
3 DOOR PREP COOLER
6'-0 1/4"
10'-1 3/8"
7'-8 3/8"
2'-0"
1'-1"
1'-6"
5'-0"
3'-4 1/2"
5'-2 7/8"
LEER FREEZER MODEL 30
8 HEAD GROWLER STATION
WINE OPEN AIR COOLER
13'-7 1/2"
4'-0"
3'-6"
3'-6"
3'-6"
3'-6"
3'-6"
3'-6"
3'-0"
3'-10"
16'-8"
9'-9 1/2"
17'-8 3/4"
41'-3 1/2"
22'-10"
14'-2"
4'-1 1/4"
21'-7 1/4"


LOUNGE CHAIR
LOUNGE CHAIR
16'-8"
41'-3 1/2"
22'-10"
9'-9 1/2"
17'-8 3/4"
10BLF
10BLF
10BLF
10BBL KW
20BBL HLT
10BBL MLT
FD
14'-2"
4'-1 1/4"
21'-7 1/4"

Details for application:

Hours of operation will match the current hours of Urban Counter and The PRIDE Beer & Wine plus Spirits:

Monday-Saturday 7:00 am – 10:00 pm
Sunday 10:00 am – 10:00 pm

Attached Urban Counter menu will be utilized for food.

At this point, live music is not planned.

There is outdoor seating aligned with the Urban Counter side, east of the building. No plans for a designated smoking area at this time.

Community & Economic Development
Economic Development Division
Phone: (630) 377-4443
Fax: (630) 377-4062

TO: Jim Keegan, Chief of Police

FROM: Matthew O'Rourke, Economic Development Division Manager

CC: Rita Tungare, Director of Community & Economic Development
Mark Koenen, City Administrator

RE: Zoning Review of the Proposed 93 Octane Nano-Brewery

DATE: April 6, 2018

I. PROPOSAL

The applicant, The Pride Stores, Inc., is proposing to construct a Nano-Brewery in the unoccupied 955 square foot unit 3 of the multi-tenant retail building located at 1825 Lincoln Hwy. (See attached 93 Octane Brewery document for more detail)

II. BREW PUB USE ZONING REVIEW

A. Use Analysis

The applicant has stated they intend to have the entire building function as one business i.e. "Brew Pub". Staff has determined that a "Brew Pub" is defined as a Restaurant in the City's Zoning Ordinance. Restaurant is a permitted use in both the underlying BR-Regional Business Zoning District and St. Charles Commercial Center PUD.

B. Off-Street Parking Analysis

Based on the Restaurant use, the applicant needs to provide enough off-street parking spaces to meet the off-street parking requirement for a Restaurant. Per Section *17.24.140 "Required Off-Street Parking Spaces"* of the Zoning Ordinance, the requirement is 10 spaces per 1,000 square feet of Gross Floor Area (GFA). The GFA of the building is 4,632 square feet; therefore, the off-street parking requirement is 46 spaces. There are currently 36 off-street parking spaces provided on-site at 1825 Lincoln Hwy. property.

The applicant can satisfy the increase in required off-street parking spaces by utilizing the provisions stated in Section 17.24.060 *"Location of Off-Street Parking"* of the Zoning Ordinance. This sections states that:

"Required parking facilities accessory to uses in the BL, BC, BR, OR, M1, M2, PL, and BT Overlay districts shall be located on the same lot as the building or use served, ***or on a different lot in the same zoning district within 300 feet walking distance of the use served****."*

The applicant owns the BP gas station property located immediately to the east of this property at 1505 Lincoln Hwy. The applicant has provided a plan and letter (attached to this memo) that indicates the ability to locate 10 additional parking spaces on that property, and still meet the parking requirements for the BP gas station. The following summarizes the submitted parking plan:

- Per Section *17.24.140 "Required Off-Street Parking Spaces"* Gas Station uses have a parking requirement of 4 spaces per 1,000 square feet of GFA. The BP station's GFA is approximately 1,200 square feet and is required to provide 5 off-street parking spaces.
- Section 17.24.140 also states "that the number of required spaces may be reduced by the number of fuel pumps that can be accessed at any one time" There are 12 fuel pumps at this gas station therefore the required 5 off-street parking spaces are offset by the existing fuel pump locations.
- The applicant has stated they are creating a parking easement on the BP gas station property over the existing 7 off-street parking spaces on the site, and have provided a plan that shows 3 new off-street parking spaces in front of the BP convenience store building. This provides the 10 off-street parking spaces required by the "Brew Pub" at 1825 Lincoln Hwy. These spaces are located within 300' walking distance from the "Brew Pub" building.
- The addition of these 10 off-premise parking spaces creates 46 total off-street parking spaces available to the property at 1825 Lincoln Hwy. and satisfies the increased off-street parking requirement for a defined Restaurant use.
- Sufficient handicap accessible parking spaces are provided.

III. DETERMINATION:

- The proposed use complies with the Zoning Ordinance requirements. The applicant is required to provide a recorded permanent easement for the use of the proposed 10 spaces at the 1505 Lincoln Hwy. property, prior to final City Council action on the liquor license application.

93 Octane Brewery

The PRIDE Stores, the retail division of Parent Petroleum, Inc. seeks city support in writing a new code to allow 93 Octane Brewery to do business as one with PRIDE Beer and Wine plus Spirits and Urban Counter located at 1825 Lincoln Highway, St Charles. The addition of this nano-brewery will complete occupancy of our building with all three sections utilizing cross access as well as the shared use of the 2 existing public restrooms.

Throughout the last few years, the PRIDE Stores has increased their footprint in the craft beer arena, making themselves one of the largest and fastest growing convenience store supporters of the local craft beer industry. Currently the PRIDE stores and Urban Counter own and operate 11 state licenses, always with utmost care, benefiting the municipalities we have joined. Now, we feel it is the right time to open 93 Octane Brewery utilizing our locations, experience, and superior team and corporate support personnel.

Executive Summary of 93 Octane Brewery

The craft brewery know as 93 Octane Brewery, is considered a nano-brewery due to the small size and ability to have one person oversee every single batch from recipe creation to quality control. Current estimates are about 700 barrels of production capacity per year, with the first year of operation closer to 200-500 barrels.

93 Octane will have a small seating area in front of the brewhouse with the equipment behind the seating area separated by a glass wall. The off-site sales will focus either in cans, bottles, or kegs, while the on-site sales will add draft and packages during the estimated business hours of 11a.m. to 10p.m. (All purchases will be through The PRIDE Beer Wine and Spirits P.O.S. as the Brew Pub will not have a P.O.S. Register).

Since we are small, approximately 17 seats, we hope customers come in to get the freshest beer in the area and take some home to enjoy with their friends and family. The Brewhouse customers will be able to order food from the existing Urban Counter P.O.S. (as they do today) to enjoy with their brewery purchases. 93 Octane Brewery will focus on a couple every day drinking beers, but will have seasonal specialties and beer releases to keep intrigue high and create something desirable for everyone to consume. Right off the bat a barrel aging program will start, and space is already set aside to create these higher demand beers. The major part of brewing will occur during the day, eventually offering tours, and selling other items like pint glasses, shirts, etc. We want to create a brand to drive people into our city focusing on our locations and the brewery.

CIMA DEVELOPERS, LP
30W180 Butterfield Road
Warrenville, IL 60555
O: (630) 653-1700
F: (630) 791-8283

April 4, 2018

Community & Economic Development
Economic Development Division
2 E. Main Street
St. Charles, IL 60174

RE: Memorandum of Intent to provide Declaration of Parking Easement

Dear Ms. Tungare:

Please allow this correspondence to confirm that CIMA Developers, LP, formally known as Angel Associates, LP. is the title owner of two properties more commonly known as 1505 Lincoln Highway (BP) and 1825 Lincoln Highway (The Center). These two parcels are adjacent to and abutting one another.

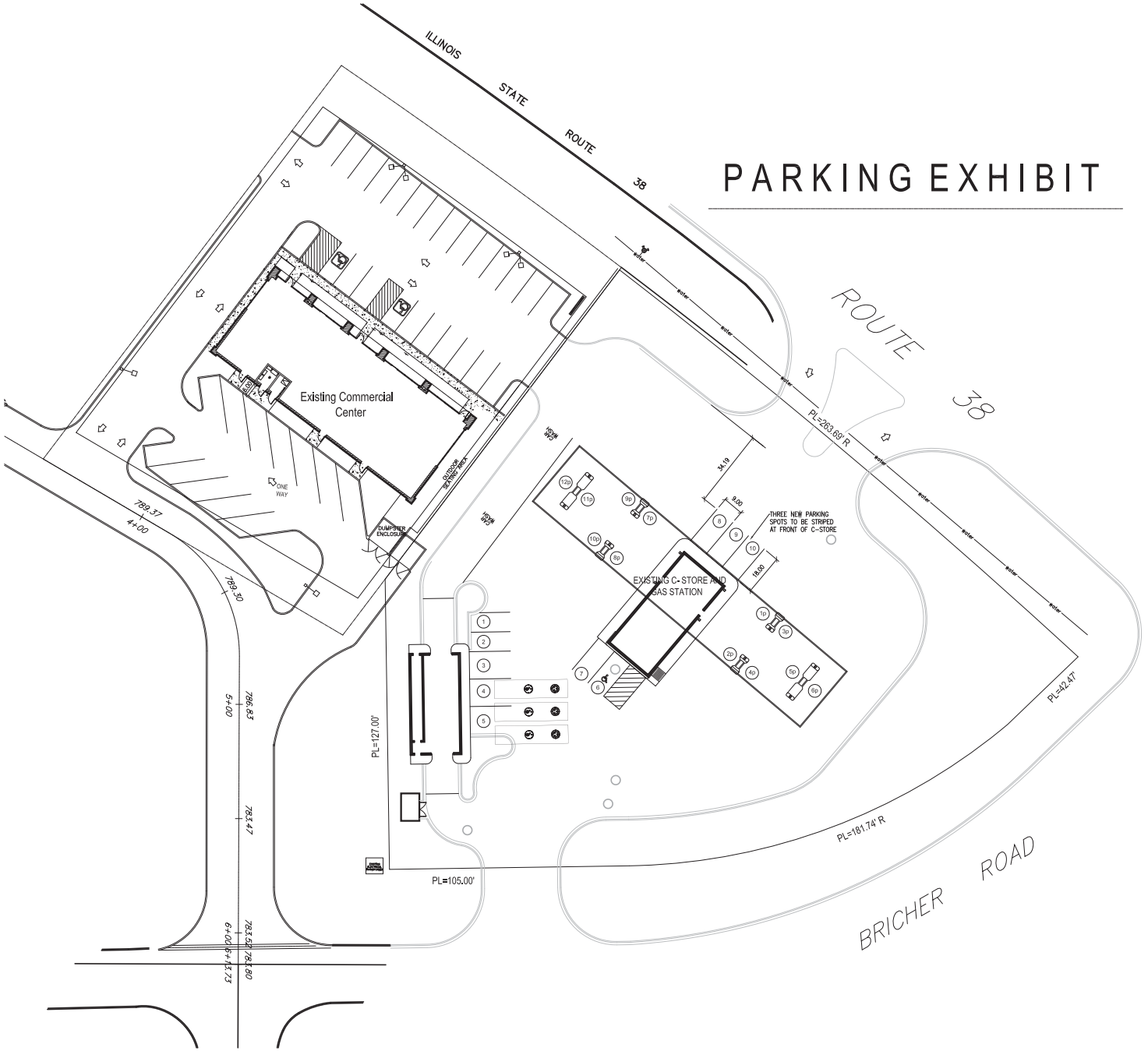
As a condition of City Zoning requirements related to the proposed 93 Octane Nano-Brewery, CIMA Developers recognizes the need to allow parking easements between the two parcels, to meet Off-Street Parking requirements. The current exhibit attached demonstrates the ability to provide 10 (ten) additional parking spaces on the current BP parcel, (1505 Lincoln Highway), excluding the parking spaces at the pumps. If required CIMA Developers will record a Declaration of Easement to memorialize this agreement.

Also attached are the last tax bills for both parcels demonstrating ownership interest.

We look forward to continuing to work with City Staff to satisfy all zoning concerns and do hope to continue our plan to add the 93 Octane Brewery to the current operation.

Regards,

Dan Soltis
CIMA Developers

Cc: Mr. Mario Spina
Cc: Mr. Guy Morgano
Cc: Mr. Chris Pecket
Cc: Mr. Dave Krupp
Cc: Mr. Matthew O'Rourke
Cc: Mr. Russel Colby

PARKING EXHIBIT