

**AGENDA ITEM EXECUTIVE SUMMARY****Agenda Item number: 4c**

Title:

Recommendation to approve a Proposal for a B1 Liquor License Application for MOD Pizza Located at 845 S. Randall Road, St. Charles.

Presenter:

Police Chief James Keegan

Meeting: Government Operations Committee

Date: November 16, 2020

Proposed Cost: \$

Budgeted Amount: \$

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

MOD Pizza is located in a new building that is currently under construction with an anticipated opening in January 2021. Beer and wine are a part of this national chain's menu.

Pursuant to this item being presented at the Government Operations Committee Meeting on November 16, 2020 to seek approval; it will be brought before the Liquor Control Commission at a meeting scheduled for 4:30 pm, 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 December 7, 2020 for final approval

Attachments *(please list):*

Summary, Floor Plan, Liquor License

Recommendation/Suggested Action *(briefly explain):*

Recommendation to approve a proposal for a B1 Liquor License application for MOD Pizza located at 845 S. Randall Road, St. Charles.



Memo

Date: 11/2/2020

To: The Honorable Ray Rogina, Mayor-Liquor Commissioner

From: James Keegan, Chief of Police *J. K.*

Re: Background Investigation-845 S. Randall Road (Class B) dba Mod Pizza (MOD Super-Fast Pizza LLC)

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.

As you're aware, this location is currently under construction and is a national chain that features fast-casual pizza and salads. Alcohol sales (beer & wine) account for about 5% of their total sales. Mod anticipates opening in January of 2021.

The site location/floor plans and the corresponding application materials were reviewed by my staff. We also reviewed the business plan and menu. We found nothing of a derogatory nature that would preclude either the site location or the applicant(s) from moving forward with an on-site consumption license, subject to City Council approval with the following contingencies:

- This site is not yet built out but building plans and seating plans appear to be adequate and sufficient (see attachment). The Liquor license would be contingent upon an occupancy permit being issued from the Fire Department and final inspection by the Building Department.
- Although a local manager has been selected and has ties to our area (former manager at Pheasant Run), limited hiring has taken place so our background is limited at this point.

This is a 3,000 square foot restaurant with dedicated outdoor dining space. The hours of operations are as follows:

M-T 10:30 am to 10:00 pm

F-S 10:30 am to 11:00 pm

S 10:30 am to 10:00 pm

I am recommending a liquor license subject to the above-mentioned contingencies. Thank you in advance for your consideration in this matter.

LIQUOR APPLICANT BACKGROUND CHECK LIST



APPLICANT(S): Orien J. Darby

BUSINESS: Mod Pizza / MOD Super Fast Pizza, LLC.

ADDRESS: 845 South Randall Road

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

* COMMENTS: Original address on application was 839 S. Randall Rd. but the correct address is 845 S. Randall Rd.

INVESTIGATOR ASSIGNED: Detective Losurdo

SUPERVISOR REVIEW: Commander Majewski *6/23/17*



Memo

To: Commander Eric Majewski
From: Detective John Losurdo
Re: Liquor License Background: MOD Pizza / MOD Super Fast Pizza, LLC. (License Class: B)

Applicant



Application

This application was received on, or around, 03/05/2020. The application was missing a copy of the Dram Shop Certificate of Insurance and since no managers have been selected yet, no BASSET certificates were included. The investigative release form was not included so one was emailed to Darby to complete and send back on 03/18/2020. Additionally, Darby informed he would be the on-site Manager for the Saint Charles location. Due to this, I also requested a copy of Darby's BASSET certification in my email. Both documents, being the release form and BASSET certificate, were provided to me by Darby on 03/19/2020. On 03/30/2020 I received a copy of the Dram Shop Certificate of Insurance. The application appears to be complete including floor plans, business plan, and menu.

Records Checks

Darby fingerprinted on 10/28/2020. Responses from both the FBI and Illinois Bureau of Identification show no arrests and nothing that would cause the license to be denied.

A check of Kane, DuPage, and Cook County court records showed no contacts for Darby. A search of McHenry County court records revealed several petty offense traffic citations.



A check of the Illinois Liquor Control Commission showed current active licenses for MOD Pizza in 27 different Illinois locations. Darby informed me he is only associated with the liquor license for the one in Rockford on State Street. I contacted the Liquor Commission of Rockford and was informed that they have had zero issues with MOD Pizza.

Darby currently resides in Cary and has also lived in Lake in the Hills over the past 10 years. Records from Cary PD and Lake in the Hills PD showed no contacts that would preclude Darby from obtaining a liquor license from the city. Darby shows no record of ever being arrested in Illinois. I ran Darby through Aegis Link, Zeus, and New World which all yielded the same results of Darby being noted in the following cases, all of which are SCPD cases:

- 18-19283 1st Degree Murder (witness)
- 18-13649 Assault (complainant)
- 18-484 Unwanted Subject (complainant)

It should be noted that none of Darby's involvement in the above listed cases reflect poorly on Darby. Darby was simply the Manager for Pheasant Run at the time of these incidents which is where all of them occurred.

A check of TLO and I-Clear (law enforcement databases) showed the information concerning the identity of Darby to be accurate and no areas of concern were noted. I ran a criminal history inquiry on Darby which yielded no results.

A Check of the Illinois Secretary of State showed MOD Super Fast Pizza LLC to be in good standing.

Once I was informed MOD Pizza wished to continue their application, I re-checked the previously stated records and nothing new was discovered.

Interview with Applicant

On 03/23/2020 I spoke with Darby over the phone. Darby indicated that the business was originally scheduled to open on June 9th but that date has been moved back indefinitely due to the recent COVID-19 situation. No alcohol is on site yet and he was uncertain as to the construction progress of the project. Darby did inform that he is no longer associated with the Rockford MOD Pizza and is currently the General Manager of the Algonquin MOD Pizza. Darby informed that the MOD Pizza's he has been associated with have never had any liquor violations and they have never been late in payment/renewing their liquor licenses.

On 10/15/2020 I was informed that MOD Pizza wished to continue with their application. Darby stated he would come in the week of 10/19/2020 to be fingerprinted and we would set up a site visit at that time.

On 10/28/2020 Darby came to the Saint Charles Police Department to be fingerprinted. Darby stated he will set up to pay the \$50.00 fee with the City at a later

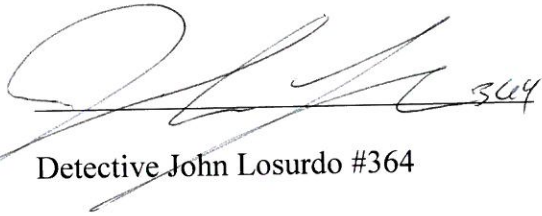
date. Darby stated that MOD Pizza plans on opening up on either 01/26/2020 or 01/27/2020. Darby explained that the business is still being renovated and that there was no liquor on-site.

Site Visit

On 10/29/2020 I visited the site for MOD Pizza. The interior of the building was still under construction but I found the business layout to be very similar to the floor plan provided with the application. No liquor was on-site. I noticed that the address on the building (845) differed from that on the city application (839). Darby informed that it must have been a mess-up on the application and stated that the correct address was to be 845 S. Randall Rd.

This concludes my background investigation of MOD Pizza (MOD Super Fast Pizza LLC.)

Respectfully,

A handwritten signature in black ink, appearing to read 'J. Losurdo', with the number '364' written at the end of the signature.

Detective John Losurdo #364

received 3-5-20

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

APPLICATION CHECKLIST

Check items to confirm all are attached to this application	Applicant	Office Use
Application Fee of \$200 (5.08.070C) <small>Non-refundable</small>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Completed Application for all questions applicable to your business.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Lease/Proof of Ownership	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Dram Shop Insurance or a letter from insurance agent with a proposed quote.	<input checked="" type="checkbox"/>	<input type="checkbox"/> Pending
Copy of Articles of Corporation, if applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Site Plan for Establishment (Drawn to scale including the parking lot, patio and/or deck, outdoor seating).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alcohol Tax Acknowledgement and Business Information Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/> Pending

OFFICIAL USE ONLY

 364
 Signature of Investigating Officer

 364 / Detective
 Badge Number & Rank

Approval Recommended*
 Approval NOT Recommended


11-2-20
 Signature of Chief of Police
 Date

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

Date Application Received: _____

LICENSE INFORMATION:

- OA** Package \$3200-3600
- OB** Restaurant \$2400-3600
- OC** Tavern \$2400-3600
- OD** Hotel/Banquet/Arcada/Q-Center/Entertainment/Club - \$varies
- OG** Brewery/Restaurant or Site License - \$varies

- Late Night Permit 1:00am \$800 (B/C only)
- Late Night Permit 2:00am \$2300 (B/C only)

**Initial Liquor License fees for A, B, C, D, G are reduced by 50% for annual renewals and licenses issued after Nov 1.
 Licenses are valid until April 30 following issuance and a renewal application is required for the next year (May 1-April 30) (5.08.040)

APPLICANT INFORMATION

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

2. Business Name:
MOD PIZZA

3. Business Address:
839 S. RANDALL ROAD, ST. CHARLES, IL 60174

4. Type of Business (5.08.070-3): RESTAURANT	5. Length of Time in this Business (5.08.070-4): SEPT. 2014	6. Value of merchandise that normally will be in inventory when in operation (5.08.070-5): \$ ZERO
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7. Business Phone: PENDING	8. Business E-mail: LICENSING@MODPIZZA.COM	9. Business Website: WWW.MODPIZZA.COM	10. Illinois Tax ID Number: 4166-2997
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11. Applicant/Contact Person Name:
POLINA RIDDELL

12. Title:
LICENSING MANAGER

13. Email: [REDACTED]

14. Applicant Home Address, and all addresses for the last 10 years:
 Current 1305 Ivy Lane, Apt 104, Naperville, IL 60563 Bibliotechnaya street 15/8, apt 1, Moscow, Russia 109544 1032 Lakeview Blvd E, Apt 6, Seattle, WA 98102
 1717 Bellevue Ave, Apt 403, Seattle, WA 98122 1903 Ontario Tower, 4 Fairmont Ave, London, UK E14 9JB
 2621 Magnolia Ln W, Seattle, WA 98199 Rose Cottage, 8 Rose Lane, St Andrews, UK KY16 9EW
 655 Crockett Street, Seattle, WA 98109

15. Ph #: (312) 843-8923	DL#: ID # 3406-6189-965R	16. Date of Birth: 12/24/1989	17. Birthplace: Palatka, Russia
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18. If Corporation, Corporation Name:
MOD SUPER FAST PIZZA, LLC

19. Corporation Address (city, state, zip code):
PO BOX 6939, BELLEVUE, WA 98008

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

Full Name, include middle initial: [REDACTED] Title: **LLC MANAGER/CEO**

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

Home Address, and all addresses for the last 10 years: [REDACTED] Email Address: [REDACTED]

Full Name, include middle initial: [REDACTED] Title: LLC MANAGER/PRESIDENT/COO

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

Home Address, and all addresses for the last 10 years: [REDACTED] Email Address: [REDACTED]

Full Name, include middle initial: Orien J. Darby Title: RESTAURANT MANAGER

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

Home Address, and all addresses for the last 10 years: [REDACTED] Email Address: oj.darby@modpizza.com

BUSINESS ESTABLISHMENT LOCATION INFORMATION

1. Exact Street Address for liquor license: 839 S. RANDALL ROAD	2. # Parking Spaces:	3. Outside Dining s.f. [17.20.020-R]: 350 sf.	4. Total Building s.f.: 2,920 SQ. FT.
5. Total # Seats: 142	6. Live Entertainment Area s.f. [5.08.010-H]: NOT APPLICABLE		
7. Brief Business Plan description based on type of establishment listed above (5.08.070-6): FAMILY STYLE RESTAURANT WITH INCIDENTAL LIQUOR SALES			

PROPOSED FLOOR PLAN/LAYOUT OF PROPERTY

Attach to this application a floorplan or layout of the proposed facility to include the following:

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

THE FIRE PREVENTION BUREAU WILL FURNISH ALL FINAL, PERMITTED OCCUPANCY NUMBERS FOR THIS LICENSE.

CORPORATION / PREMISES QUESTIONS

1.	<p>If applicant is an individual or partnership, is each and every person a United States citizen (5.08.070-2)? <input checked="" type="radio"/> Yes <input type="radio"/> No</p> <p>Is any individual a naturalized citizen? <input type="radio"/> Yes <input checked="" type="radio"/> No</p> <p>If yes, print name(s), date(s), and place(s) of naturalization:</p>
2.	<p>Is the premises owned or leased (5.08.070-6A)? <input type="radio"/> Owned <input checked="" type="radio"/> Leased</p>
3.	<p>If the premises are leased, list the names and addresses of all direct owners or owners of beneficial interests in any trusts, if premises are held in trust (5.08.070-6B):</p> <p>Name of Building Owner: ST. CHARLES RETAIL MANAGEMENT, LLC Phone Number: N/A</p> <p>Address of Building Owner: 30200 TELEGRAPH RD. STE 205, BINGHAM FARMS, MI 48025 E-mail Address: N/A</p> <p>Mailing Address of Building Owner (if different):</p> <p>SAME AS ABOVE</p> <p>Name of Building Owner: N/A Phone Number:</p> <p>Address of Building Owner: E-mail Address:</p> <p>Mailing Address of Building Owner (if different):</p> <p>Name of Building Owner: N/A Phone Number:</p> <p>Address of Building Owner: E-mail Address:</p> <p>Mailing Address of Building Owner (if different):</p>
4.	<p>Does the applicant currently operate, or operated in the past, any other establishment within the City of St. Charles that requires a liquor license? <input type="radio"/> Yes <input checked="" type="radio"/> No</p> <p>If yes, please list the business name(s) and address(es):</p> <p>N/A</p>
5.	<p>Does applicant have any outstanding debt with the City of St. Charles, including, but not limited to, utility bills, alcohol tax, and permit fees, for any current or previous establishment owned, operated or managed by the applicant? <input type="radio"/> Yes <input checked="" type="radio"/> No</p> <p>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. (5.08.050)</p>
6.	<p>Are any improvements planned for the building and/or site that will require a building permit? <input checked="" type="radio"/> Yes <input type="radio"/> No</p> <p>If yes, has a building permit been applied for? <input checked="" type="radio"/> Yes <input type="radio"/> No Date of permit application 01/13/2020</p>
7.	<p>Has applicant applied for a similar or other license on the premises other than the one for which this license is sought (5.08.070-7)? <input type="radio"/> Yes <input checked="" type="radio"/> No</p> <p>If yes, what was the disposition of the application? Explain as necessary: N/A</p>

Will you and all your employees refuse to serve or sell alcoholic liquor to an intoxicated person or to a minor?
 Yes No

14. All individual owners, partners, officers, directors, and/or persons holding directly or beneficially more than five (5) percent in interest of the stock of owners by interest listed on page 2 of this application must be fingerprinted by the City of St. Charles Police Department (5.08.070-A12).
 Has this been done? Yes No
 If yes, date(s): **MANAGER TO BE DETERMINED**

15. 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: **N/A**

16. Is the premises within 100 feet of any real property of any church; school; hospital; home for the aged or indigent persons; home for veterans, their wives/husbands, or children; and/or any military or naval station (5.08.230)?
 Yes No
N/A

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

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

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

NEW MANAGEMENT REQUIREMENTS

Whenever a new manager comes on board, the City must be notified and that person must be fingerprinted.
It is the business establishment's responsibility to keep copies of all B.A.S.S.E.T. certificates on file for their employees.

COMMENTS/ADDITIONAL INFORMATION

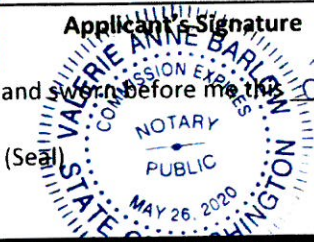
Business Name:
MOD SUPER FAST PIZZA, LLC D/B/A MOD PIZZA

SIGNATURES

Applicant's Signature

Subscribed and sworn before me this 24th day of February, 2020

(Seal)



Valerie Barlow
Notary Public

ADDENDUM TO RETAIL LIQUOR LICENSE APPLICATION

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

Date: 10/30/2020 Name of Applicant: Oren J. Darby

Name of Business: MOD PIZZA

Address of Business: 845 S. Randall Rd., Saint Charles, FL 60175 Ward Number: 5

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:
1/27/2020
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

	<p>licensed for the sale of alcoholic liquor at retail prior to the establishment of such church? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
5.	<p>Is the place for which the alcoholic liquor license is sought a dwelling house, flat, or apartment used for residential purposes?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
6.	<p>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.)</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
7.	<p>If applicant conducts or will conduct in the same place any other class of business in addition to that of City Retailer of Alcoholic Liquor, state the kind and nature of such business: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
8.	<p>Are all rooms where liquor will be sold for consumption on the premises continuously lighted during business hours by natural light or artificial white light so that all parts of the interior shall be clearly visible? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
9.	<p>Are premises located in any building belonging to or under the control of the State of Illinois or any other political subdivision thereof, such as county, city, etc.? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
10.	<p>Are the premises for which license is herein applied for a store or place of business where the majority of customers are minors of school age or where the principal business transacted consists of school books, school supplies, food or drinks for such minors? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
11.	<p>It is required by the City of St. Charles that all employees undergo BASSET training. Provide a copy of the certificate of training completion for each manager. All certificates for managers have been submitted: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
12.	<p>From your observation and investigation, has applicant—to the best of your knowledge—truthfully answered all questions?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If no, state exceptions:</p>
13.	<p>Have all persons named in this application been fingerprinted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Fingerprinted by: <i>Detective Wjvrb 364</i> Date: <i>10/30/2020</i></p>
14.	<p>Other necessary data:</p>

1. The nature of the proposed establishment

MOD is a fast-casual restaurant concept that will occupy approximately 2,920 square feet of interior commercial space, along with approximately 500 square feet dedicated to an outdoor patio, all of which will be located in a shopping center. MOD expects to accommodate approximately 34 customers within the interior of the restaurant and an additional 32 customers in its outdoor patio. As with its other Illinois locations, MOD anticipates that its sales of beer and wine will not exceed 5% of its overall gross sales. The hours of operation for Mod Pizza are as follow; Monday through Thursday 10:30am-10:00pm, Friday and Saturday 10:30am-11:00pm and Sunday 10:30am-10:00pm.

2. Copy of the menu
[ATTACHED]

3. No Entertainment to be provided at Mod Pizza located in St. Charles.
4. There will be outdoor seating. See attached the floor plan.

MOD PIZZA

— SUPER FAST —

The ORIGINAL SUPER FAST PIZZA™

BUILD YOUR OWN
any combination of toppings
— OR —
CHOOSE A MOD CLASSIC
for the same price

PIZZA

MINI \$4.47
SERVES 1 PERSON

MOD \$7.17
SERVES 2 PERSONS

MEGA \$9.17
SERVES 3 PERSONS



1 MADDY only \$6.17
Classic Cheese Pizza

2 MAD DOG
Mozzarella, Pepperoni,
Mild Italian Sausage,
Crumbled Meatballs,
MOD Red Sauce

3 TRISTAN
Mozzarella, Asiago,
Roasted Red Peppers,
Mushrooms, Pesto

4 SIENNA
Mozzarella, Parmesan,
Garlic, Fresh Rosemary,
Red Onions, Mushrooms

5 LUCY SUNSHINE
Mozzarella, Parmesan,
Artichokes, Garlic,
Dollops of MOD
Red Sauce

6 JASPER
Mozzarella, Mushrooms,
Spicy Italian Sausage,
MOD Red Sauce

7 DILLON JAMES
Mozzarella, Asiago,
Fresh Chopped Basil,
Garlic, Sliced Tomatoes,
MOD Red Sauce

8 ULYSSES
Mozzarella, Parmesan,
Asiago, Gorgonzola,
Fresh Chopped Basil,
Garlic, Mushrooms

9 CALEXICO - it's hot!
Mozzarella, Gorgonzola,
Chicken, Jalapenos,
Hot Buffalo Sauce,
MOD Red Sauce

10 CASPIAN
Mozzarella, Gorgonzola,
Barbeque Chicken,
Barbeque Sauce,
Red Onions

MOD KNOTS

Garlic, Cinnamon,
Chocolate, Strawberry

\$2.77

BUILD YOUR OWN
— OR —
CHOOSE A MOD CLASSIC
for the same price

SALADS

MINI \$4.47
SERVES 1 PERSON

MOD \$7.17
SERVES 2 PERSONS

MEGA \$9.17
SERVES 3 PERSONS

STANDARD
Greens, Roasted
Red Peppers, Asiago

DELUXE
Greens, Chicken, Salami,
Green Bells, Garbanzos,
Tomatoes, Olives, Basil,
Parmesan

CAESAR
Romaine, Tomatoes,
Asiago, Parmesan,
Lemon Wedge

PIZZA SALAD

Enjoy your salad on a
warm 11" Asiago crust

\$8.17

— OUR PROMISE —

OUR MENU IS SIMPLE
BUT YOUR OPTIONS ENDLESS...
FEEL FREE TO MODIFY

IF YOU ARE NOT COMPLETELY
HAPPY WITH YOUR PIZZA
LET US MAKE YOU A NEW
ONE ON THE HOUSE

WE ARE MOD

— PIZZA & SALAD TOPPINGS —

SAUCE

MOD Red Sauce
MOD White Sauce
Pesto
BBQ Sauce
Ranch
Garlic Rub
Hot Buffalo Sauce

MEAT

Italian Sausage (Mild or Spicy)
Pepperoni
Salami
Grilled Chicken
Crumbled Meatballs
Bacon
Anchovies
Canadian Bacon

SPICES

Garlic
Rosemary
Chopped Basil

EXTRAS

Spinach
Mushrooms
Tomatoes
Black Olives
Jalapenos
Artichokes
Red Onion
Pineapple
Sun Dried Tomatoes
Green Bell Peppers
Roasted Red Peppers
Pepperoncini Peppers
Kalamata Olives

CHEESE

Mozzarella
Parmesan
Feta Cheese
Asiago
Gorgonzola

— DRINKS —

SELF SERVE SODA, ICED TEAS, LEMONADES,
MILKSHAKES,
DRAFT BEER OR WINE
Vary by store

Order online at MODPIZZA.COM
Follow us on Facebook & Twitter

VISIT MODPIZZA.COM TO FIND YOUR CLOSEST MOD

ATTACHMENT A
List of Illinois locations

MOD_PIZZA LOCATIONS

License No: 1A-1139959 Expires: 09/30/2020
City: ALGONQUIN, IL Retail Type: ON-PREMISES CONSUMPTION

License No: 1A-1127357 Expires: 07/31/2020
City: BLOOMINGDALE, IL Retail Type: ON-PREMISES CONSUMPTION

License No: 1A-1141695 Expires: 03/31/2020
City: BOLINGBROOK, IL Retail Type: ON-PREMISES CONSUMPTION

License No: 1A-1138096 Expires: 04/30/2020
City: BOLINGBROOK, IL Retail Type: ON-PREMISES CONSUMPTION

License No: 1A-1142538 Expires: 06/30/2020
City: BUFFALO GROVE, IL Retail Type: ON-PREMISES CONSUMPTION

License No: 1A-1142914 Expires: 07/31/2020
City: CARBONDALE, IL Retail Type: ON-PREMISES CONSUMPTION

License No: 1A-1135199 Expires: 07/31/2020
City: CHICAGO, IL Retail Type: ON-PREMISES CONSUMPTION

License No: 1A-1137043 Expires: 01/31/2021
City: CHICAGO, IL Retail Type: ON-PREMISES CONSUMPTION

License No: 1A-1127064 Expires: 06/30/2020
City: DEERFIELD, IL Retail Type: ON-PREMISES CONSUMPTION

License No: 1A-1138858 Expires: 06/30/2020
City: DOWNERS GROVE, IL Retail Type: ON-PREMISES CONSUMPTION

License No: 1A-1140512 Expires: 10/31/2020
City: EDWARDSVILLE, IL Retail Type: ON-PREMISES CONSUMPTION

License No: 1A-1139471 Expires: 08/31/2020
City: ELGIN, IL Retail Type: ON-PREMISES CONSUMPTION

License No: 1A-1135499 Expires: 05/31/2020
City: EVERGREEN PARK, IL Retail Type: ON-PREMISES CONSUMPTION

ATTACHMENT A
List of Illinois locations

License No: 1A-1131040 City: GURNEE, IL	Expires: 07/31/2020 Retail Type: ON-PREMISES CONSUMPTION
License No: 1A-1128500 City: KILDEER, IL	Expires: 10/31/2020 Retail Type: ON-PREMISES CONSUMPTION
License No: 1A-1143746 City: LOCKPORT, IL	Expires: 08/31/2020 Retail Type: ON-PREMISES CONSUMPTION
License No: 1A-1137627 City: MACHESNEY PARK, IL	Expires: 03/31/2020 Retail Type: ON-PREMISES CONSUMPTION
License No: 1A-1139356 City: MOUNT PROSPECT, IL	Expires: 08/31/2020 Retail Type: ON-PREMISES CONSUMPTION
License No: 1A-1126744 City: NAPERVILLE, IL	Expires: 05/31/2020 Retail Type: ON-PREMISES CONSUMPTION
License No: 1A-1129779 City: NAPERVILLE, IL	Expires: 03/31/2020 Retail Type: ON-PREMISES CONSUMPTION
License No: 1A-1140148 City: NEW LENOX, IL	Expires: 10/31/2020 Retail Type: ON-PREMISES CONSUMPTION
License No: 1A-1137667 City: ROCKFORD, IL	Expires: 03/31/2020 Retail Type: ON-PREMISES CONSUMPTION
License No: 1A-1136914 City: SCHAUMBURG, IL	Expires: 12/31/2020 Retail Type: ON-PREMISES CONSUMPTION
License No: 1A-1128995 City: VERNON HILLS, IL	Expires: 12/31/2020 Retail Type: ON-PREMISES CONSUMPTION
License No: 1A-1138148 City: WAUKEGAN, IL	Expires: 04/30/2020 Retail Type: ON-PREMISES CONSUMPTION
License No: 1A-1135017 City: WILLOWBROOK, IL	Expires: 04/30/2020 Retail Type: ON-PREMISES CONSUMPTION



MOD
300 N. W. 10th St.
Miami, FL 33136

INTERPLANE

1. INTERPLANE SHALL BE PERFORMED BY THE CONTRACTOR.
2. INTERPLANE SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERPLANE SPECIFICATIONS.
3. INTERPLANE SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERPLANE SPECIFICATIONS.
4. INTERPLANE SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERPLANE SPECIFICATIONS.



MOD ST. CHARLES
839 845 RANDALL RD
ST CHARLES, IL 60174

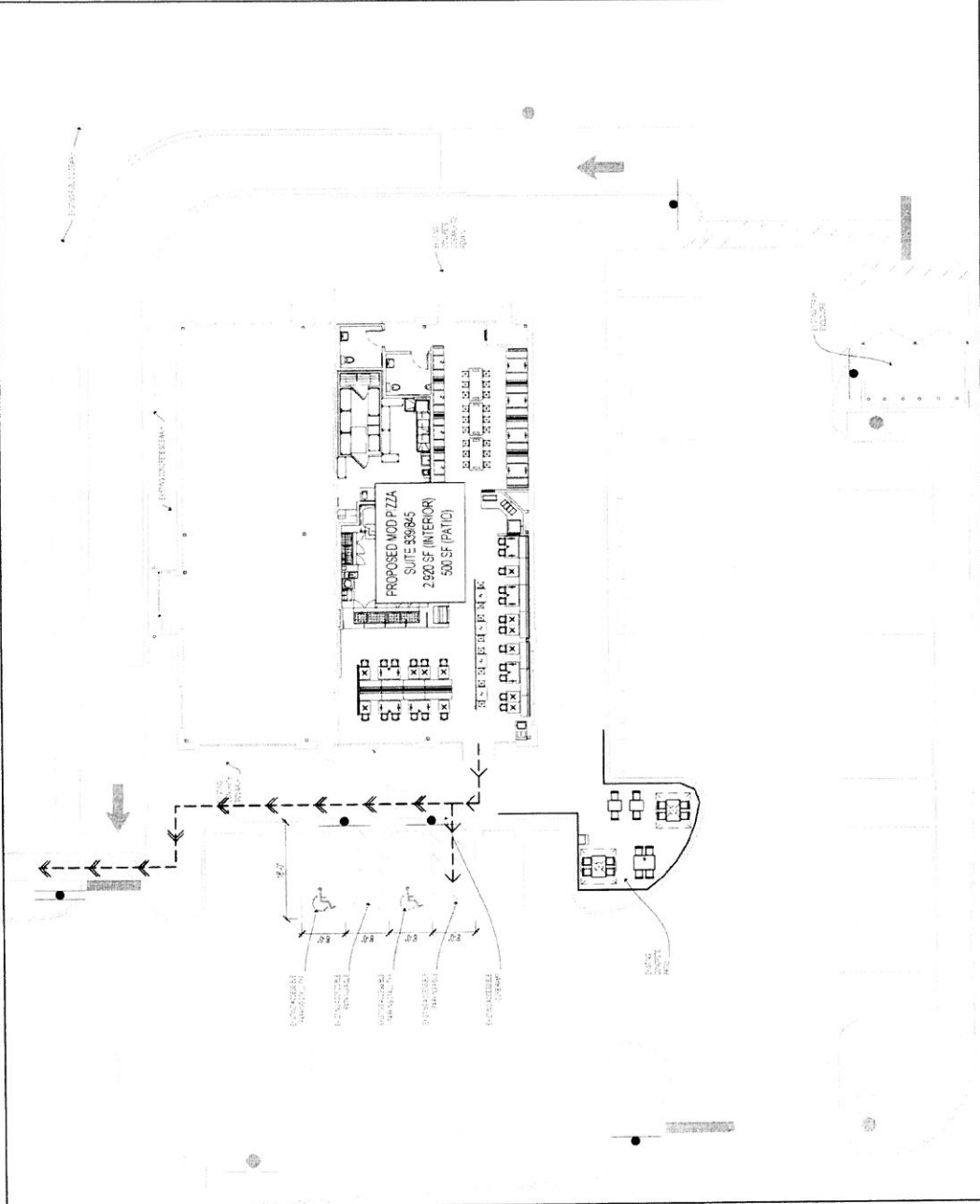
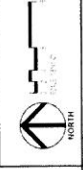
A-002

SHEET NOTES

- 1. INTERPLANE SHALL BE PERFORMED BY THE CONTRACTOR.
- 2. INTERPLANE SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERPLANE SPECIFICATIONS.
- 3. INTERPLANE SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERPLANE SPECIFICATIONS.
- 4. INTERPLANE SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERPLANE SPECIFICATIONS.

SHEET SYMBOLS

- INTERPLANE
- INTERPLANE
- INTERPLANE





INTERPLANE
MECHANICAL CONTRACTORS
1150 W. FULLERTON AVE.
CHICAGO, IL 60642
TEL: 773-334-3300
WWW.INTERPLANE.COM



MOD ST. CHARLES
839645 RANDALL RD
ST CHARLES, IL 60174

A-003
MECHANICAL PLAN

CALCULATIONS

ITEM	UNIT	QTY	UNIT PRICE	TOTAL
MECHANICAL EQUIPMENT		1	1000.00	1000.00
LABOR		100	10.00	1000.00
MATERIALS		50	20.00	1000.00
PERMITS		1	500.00	500.00
TOTAL				3500.00

ITEM	UNIT	QTY	UNIT PRICE	TOTAL
MECHANICAL EQUIPMENT		1	1000.00	1000.00
LABOR		100	10.00	1000.00
MATERIALS		50	20.00	1000.00
PERMITS		1	500.00	500.00
TOTAL				3500.00

ITEM	UNIT	QTY	UNIT PRICE	TOTAL
MECHANICAL EQUIPMENT		1	1000.00	1000.00
LABOR		100	10.00	1000.00
MATERIALS		50	20.00	1000.00
PERMITS		1	500.00	500.00
TOTAL				3500.00

ITEM	UNIT	QTY	UNIT PRICE	TOTAL
MECHANICAL EQUIPMENT		1	1000.00	1000.00
LABOR		100	10.00	1000.00
MATERIALS		50	20.00	1000.00
PERMITS		1	500.00	500.00
TOTAL				3500.00

ITEM	UNIT	QTY	UNIT PRICE	TOTAL
MECHANICAL EQUIPMENT		1	1000.00	1000.00
LABOR		100	10.00	1000.00
MATERIALS		50	20.00	1000.00
PERMITS		1	500.00	500.00
TOTAL				3500.00

MECHANICAL PLAN
MECHANICAL CONTRACTORS
1150 W. FULLERTON AVE.
CHICAGO, IL 60642
TEL: 773-334-3300
WWW.INTERPLANE.COM

SHEET SYMBOLS

SYMBOL	DESCRIPTION
→	DIRECTION OF FLOW
↔	MECHANICAL EQUIPMENT
⊗	MECHANICAL EQUIPMENT
⊙	MECHANICAL EQUIPMENT
⊠	MECHANICAL EQUIPMENT

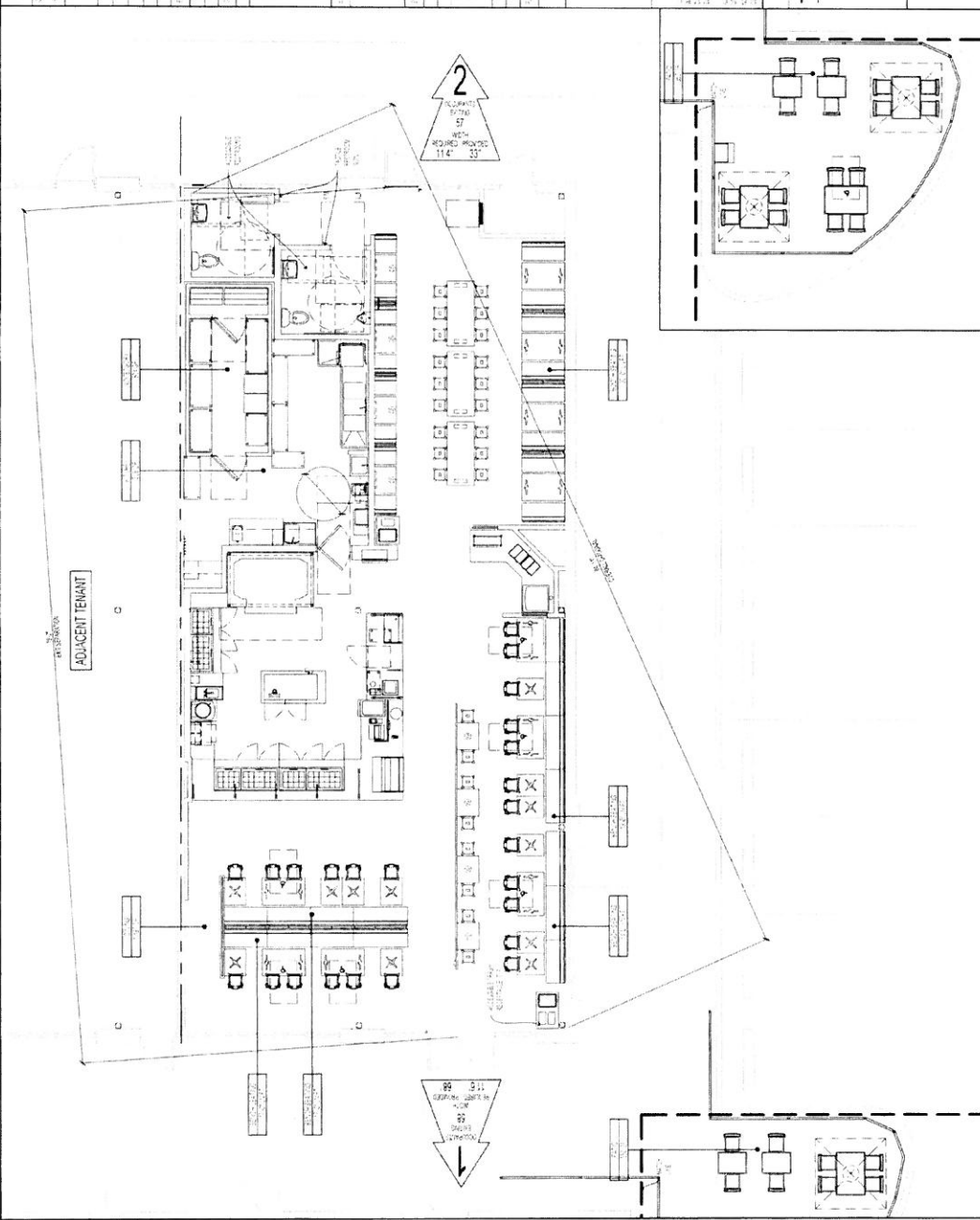
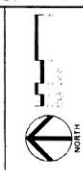
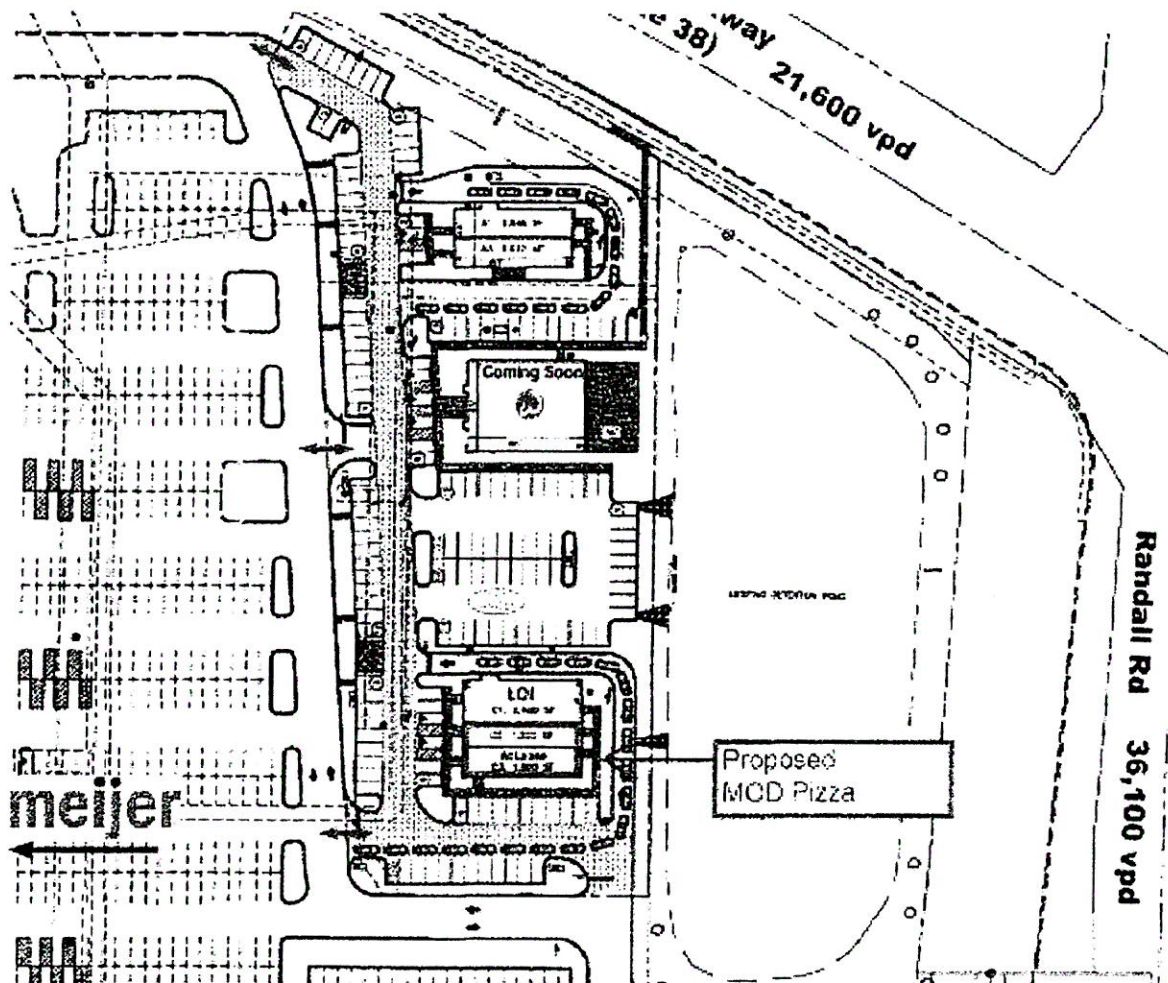


EXHIBIT A

DEPICTION OF PROPERTY WITH LOCATION OF THE PREMISES



BASSET Card



August 28, 2017



Letter ID: L0254034768

O.J. DARBY
3 SHEFFIELD CT.
CARY IL 60013

License No.: 5A-1124536
Expiration Date: 8/20/2020
License Type: Basset Card

Your "Student ID number" is: 9DFG8-HB1G0JK

Your "Trainer's ID number" is: 5A-1124536


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.

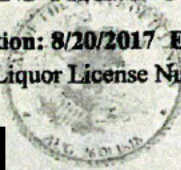
IMPORTANT:

To re-print your card, visit the Illinois Liquor Control Commission website at LCC.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: 8/20/2017 Expires: 8/20/2020
Trainer's IL Liquor License Number: 5A-1124536
O.J. DARBY


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



Client#: 787951

MODSUPER

ACORD™

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/03/2020

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 any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: USI Insurance Services NW, 601 Union Street, Suite 1000, Seattle, WA 98101. CONTACT NAME: MODSuperFastPizza@usi.com. INSURER(S) AFFORDING COVERAGE: INSURER A: Liberty Mutual Fire Insurance Company (NAIC # 23035), INSURER B: Great American Insurance Co. (NAIC # 16691).

COVERAGES

CERTIFICATE NUMBER: K1

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.

Table with columns: INSR LTR, TYPE OF INSURANCE, ADDL INSR, SUBR WVD, POLICY NUMBER, POLICY EFF (MM/DD/YYYY), POLICY EXP (MM/DD/YYYY), LIMITS. Rows include Commercial General Liability, Automobile Liability, Umbrella Liability, Workers Compensation and Employers' Liability, and Liquor Liability.

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

The following are additional insured and coverage is primary and non-contributory on the general liability, liquor liability, automobile, and umbrella liability policies per the attached endorsements/forms, as required by written contract. Waiver of subrogation applies on the general liability, automobile, and umbrella liability policies per the attached endorsements/forms, as required by written contract. Waiver of subrogation applies on the workers' compensation policy only when specifically (See Attached Descriptions)

CERTIFICATE HOLDER

CANCELLATION

Certificate holder: City of St. Charles, 2 E. Main Street, Saint Charles, IL 60174. Cancellation notice: 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: Sergio D. Roman II.

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