CITY OF ST. CHARLES ILLINOIS • 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	**Agenda Item Number: 6**
	Title:	Recommendation to approve an A3 Liquor License Application for The Pride Stores, Inc. dba The Pride of Kane County, located at 3025 E Main Street.
	Presenter:	Police Chief James Keegan

Meeting: Liquor Control Commission **Date**: December 19, 2022

Proposed Cost: $	Budgeted Amount: $	Not Budgeted: ☐

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

The Pride Stores, Inc., located at 3025 E. Main St., is requesting approval of an A-3 liquor license application for their business.

Please see the background investigation for further information.

Attachments (*please list*)**:**

Memo, Background Check, Liquor License Application, COI, BASSET Information, Business Plan, Menu, Site Plan, Floor Plan,

Recommendation/Suggested Action (*briefly explain*)**:**

Recommendation to approve an A3 Liquor License Application for The Pride Stores, Inc. dba The Pride of Kane County, located at 3025 E Main Street.

Police Department

Memo

Date: 12/14/2022

To: Lora Vitek, Mayor-Liquor Commissioner

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

Re: Background Investigation-The Pride Gas Station of Kane County/3025 E. Main Street (Class A-3)

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 is a new business venture as the Pride Stores Incorporated is seeking to expand its operations within St. Charles by constructing their 2nd fueling station with an associated mini-mart/restaurant (Taco Urbano) and car wash. This concept incorporates both a packaged liquor license along with a pour/consumption license within the convenient store/mini-mart. The Pride is not seeking a video gaming license and several tenants were made apart of the A-3 classifications as safeguards between packaged sales and on-site consumption. This classification is similar to other dual licenses within the City.

The site location/floor plans and the corresponding application materials were reviewed by my staff. We also reviewed their new business plan and spoke with their corporate office concerning their operations. We found nothing of a derogatory nature that would preclude either the site location or the applicants from moving forward with alcohol sales, subject to City Council approval.

Thank you in advance for your consideration in this matter.

LIQUOR APPLICANT BACKGROUND CHECK LIST

APPLICANT(S): Dana Slattery, Ryan Fuelling, William Boylan, Gina Cooper-Oldham

BUSINESS: The Pride Stores Inc (dba: The Pride of Kane County)

ADDRESS: 3025 E. Main St

	REQUESTED	COMPLETED
APPLICATION		12/02/22
BUSINESS PLAN/FLOOR PLAN/MENU		12/02/22
LEASE (OR LETTER OF INTENT)		12/02/22
BASSET CERTIFICATE(S)		12/02/22
FINGERPRINTS (ALL MANAGERS)		12/07/22
DRAM SHOP (CERTIFICATE OF INSURANCE)		12/02/22
TLO		12/08/22
I-CLEAR		12/12/22
CERTIFICATE OF NATURALIZATION (IF APPLICABLE)		DNA
POLICE RECORDS CHECK		12/12/22
APPLICANT'S HOMETOWN RESIDENCY LETTER		DNA
ILLINOIS LIQUOR COMMISSION		12/08/22
SITE VISIT		12/09/22

* COMMENTS: _____

INVESTIGATOR ASSIGNED: Cmdr. Eric Majewski #317

SUPERVISOR REVIEW: _____ # 317

Police Department

Memo

Date: 12/14/2022

To: Chief Keegan (via chain of command)

From: Commander Majewski

Re: Liquor License Background, The Pride Stores Inc. (The Pride of Kane County)

The purpose of this memo is to document the background investigation of the Pride Stores Inc. (The Pride of Kane County) pursuant to its application for a newly created Class A-3 liquor license. A class A-3 license shall authorize the retail sale of alcoholic liquor for consumption on the premises and the retail sale of alcoholic liquor for consumption off the premises. The store will be located at 3025 E. Main St.

Management Company
The Pride Stores Inc.
30W180 Butterfield Rd
Warrenville, IL 60555
630-791-8282

Applicant
Dana Slattery
The Pride Stores Inc.
Office Manager
30W180 Butterfield Rd
Warrenville, IL 60555
630-791-8282

Applicant
Ryan M. Fuelling
The Pride Stores Inc.
President
3340 W. Main St
St. Charles, IL 60174
630-584-2509

Applicant
William E. Boylan
The Pride Stores Inc.
Corp. Secretary
30W180 Butterfield Rd

On-site Manager
Gina M. Cooper Oldham
DOB: 03/25/1971
117 S. 3rd St Unit #4
St. Charles, IL 60174
331-223-5906

Application:

The application was received on 12/02/22. The application is complete to include a signed lease, a business plan, a floor plan, menu and a quote for Certificate of Insurance (dram shop). Dana Slattery, Ryan Fuelling and William Boylan are listed as various operators of The Pride Stores Inc. with Gina Cooper-Oldham as the On-Site Manager. This is the second location in St. Charles for the Pride Stores Inc. with the first location remaining in good standing located at 1825 Lincoln Highway. The Pride Stores, Inc is an active status via the Illinois Secretary of State website and has been incorporated since 1976 and have fifteen other locations throughout Chicagoland. The Illinois Liquor Control Commission listed all their current state licenses as active. TLOxp listed The Pride Stores, Inc to be in good standing.

This new location will have different set up than The Pride of St. Charles/Octane 93 and will have a newly created A-3 liquor license. The Pride of Kane County will have on and offsite full liquor package: to sell package liquor (like other convenience stores) for offsite consumption, and be able to serve if eating at the restaurant for onsite consumption. This is in addition to their full- service BP gas station and car wash.

Records Checks: Gina M. Cooper Oldham

Gina has two residences she has lived at for the past 10 years;

[redacted] (current address)

[redacted]

A check with St. Charles Police records revealed several contacts with Gina. They all indicate her as a complainant or witness in her capacity as the store manager for BP Amoco located in Batavia at 200 N. Randall Rd, a position she has held since October of 2018. There were also minor traffic violations but nothing that would prohibit Gina from her role with The Pride of Kane County. It should be noted that on 10/01/18, Batavia Police Department conducted a liquor license background investigation reference her employment at BP Amoco. Their report, CR #18-15979, located in our New World system and is on file. The investigation revealed nothing that would prohibit Gina from performing her duties.

A check with the North Aurora Police Department revealed nothing that would prohibit Gina from her capacity as store manager.

A search of I CLEAR showed no contacts for Gina.

A check of the Kane County Circuit Court Clerk and the TLOxp database revealed nothing that would prohibit Gina from performing her duties.

Gina has a current BASSET certification. Gina's fingerprints were submitted to the FBI and Illinois Bureau of Identification; there was no record of any arrests.

On 12/08/22, I briefly spoke with Gina to verify the above information and she advised she is currently managing the The Pride location in Palatine and has done so since May of 2022. Gina took this job after she her time at the above- mentioned Batavia location.

I contacted the Palatine Police Department and the only contact they had with Gina was in her capacity as an employee with the Pride Store. There was nothing that would prohibit Gina from performing her duties at the new location in St. Charles.

SITE VISIT and INTERVIEW WITH APPLICANTS:

On 12/09/22, I met with Dana Slattery and The Pride Stores Inc Director of Operations, JT McGlynn at the St. Charles Police Department. They advised construction of site was still underway as all of the walls were not erect at this point. I later visually verified this. They hoped to open by the end of January but a more realistic time frame was the end of February 2023. The gas station and convenience store portion of the business will be open 24 hours. The area of the store for packaged alcohol for off site consumption will have hours roughly from 7am until 10pm and the restaurant portion, Taco Urbano, will be open roughly 11am-9pm. There will also be a beer cave in the packaged alcohol display area. They anticipate alcohol will make up 5% of their sales. The lay out for the business is similar to the Batavia location. Dana advised that the manager for this site, Gina Cooper-Oldham, has been with the company for about 8 years and has worked at several locations to include Batavia and currently Palatine. They plan to start selling alcohol as soon the business is fully operational.

This concludes this background investigation.

EM #317

City of St. Charles, Illinois Liquor Control Commission

CITY RETAIL LIQUOR DEALER LICENSE APPLICATION

Incomplete applications will not be accepted.
Applications may be submitted to: 2 E. Main Street, St. Charles, IL 60174-1984

Business Name

APPLICATION CHECKLIST

Check items to confirm all are attached to this application	Applicant	Office Use
Application Fee of $200 (5.08.070C) **non-refundable** Non-refundable	☑	☐
Completed Application for all questions applicable to your business.	☑	☐
Copy of Lease/Proof of Ownership	☑	☐
Copy of Dram Shop Insurance or a letter from insurance agent with a proposed quote.	☐	☐
Copy of Articles of Corporation, if applicable. N/A (2nd location)	☒	☐
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 - TBD - similar to Urban Counter - St Charles Copy of Menu – exact menu attached, will update w/ correct address Whether or not live music will be played at this establishment - No 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. not at this point	☐	☐
All managers have been fingerprinted who are employed by your establishment. When new management is hired, it is imperative you contact the Mayor's office to be fingerprinted so the City's business files are appropriately updated.	☐	☐
Alcohol Tax Acknowledgement and Business Information Sheet	☐	☐

OFFICIAL USE ONLY

E. Majewski #317 Inv. Commander

Signature of Investigating Officer — Badge Number & Rank

☑ Approval Recommended* ☐ Approval NOT Recommended

J. K.

Signature of Chief of Police

12-15-22

Date

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

Date Application Received: _____

LICENSE INFORMATION:

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

☐B Restaurant $2400-3600 ☐B1 ☐B2 ☐B3

☐C Tavern $2400-3600 ☐C1 ☐C2 ☐C1

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

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

☐D Hotel/Banquet/Arcada/Q-Center/Entertainment/Club - $varies D-Type_____

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

☐H Catering License - $varies ☐H1 ☐H2

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

APPLICANT INFORMATION

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

2. Business Name: The PRIDE Stores, Inc. d/b/a The PRIDE of KANE COUNTY

3. Business Address: 3025 E. Main Street

4. Type of Business (5.08.070-3):	5. Length of Time in this Business (5.08.070-4):	6: Value of merchandise that normally will be in inventory when in operation (5.08.070-5):
Convenience Store/gas station/ restaurant	46 years	$50,000

7. Business Phone:	8. Business E-mail	9. Business Website:	10: Illinois Tax ID Number:
(N/A yet) 630-791-8282	(N/A yet) pkc@thepridestores.com dslattery@thepridestores.com	www.thepridestores.com	0331-8214

11. Applicant/Contact Person Name:	12. Title:	13. Email:
Dana Slattery	Office Manager	[redacted]

14. Applicant Home Address, and all addresses for the last 10 years:
30W180 Butterfield Rd. Warrenville, IL 60555 (work address)

15. Ph #:	DL#:	16. Date of Birth:	17. Birthplace:
630-791-8282	-	-	-

18. If Corporation, Corporation Name:
The PRIDE Stores, Inc.

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

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

Full Name, include middle initial: Ryan M. Fuelling Title: President 0% interest

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

Home Address, and all addresses for the last 10 years:
3340 W Main Street.
St. Charles IL 60175

Email Address:
rfuelling@parentpetroleum.com

Full Name, include middle initial: William E. Boylan **Title:** Corp. Secretary 0% interest

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

Home Address, and all addresses for the last 10 years:
30W 180 Butterfield Road
Warrenville, IL 60555

Email Address: web@parentpetroleum.com

Full Name, include middle initial: Gina M. Cooper Oldham **Title:** Station Manager 0% interest

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

Home Address, and all addresses for the last 10 years:
117 S. 3rd Street Unit 4
St. Charles, IL 60174

Email Address: (will be) pkc@thepridestores.com

BUSINESS ESTABLISHMENT LOCATION INFORMATION

1. Exact Street Address for liquor license:	2. # Parking Spaces:	3. Outside Dining s.f. (17.20.020-R):	4. Total Building s.f.:
3025 E. Main Street	32	≈ 700	4428

5. Total # Seats:	6. Live Entertainment Area s.f. (5.08.010-H):
32	N/A.

7. Brief Business Plan description based on type of establishment listed above (5.08.070-6):
See attached ; ± 4500 sq ft convenience store/quick service restaurant/ gas station offerings

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: 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. 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. Is the premises owned or leased (5.08.070-6A)? ☐ Owned ☒ Leased

3. 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 — Phone Number: 630.791.8282

Address of Building Owner: 30W 180 Butterfield Rd. Warrenville, IL 60555 — E-mail Address: dsoltis@cimadevelopers.org

Mailing Address of Building Owner (if different): —

Name of Building Owner: — Phone Number:

Address of Building Owner: — E-mail Address:

Mailing Address of Building Owner (if different):

Name of Building Owner: — Phone Number:

Address of Building Owner: — E-mail Address:

Mailing Address of Building Owner (if different):

4. 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): The Pride Stores 1825 Lincoln Hwy

5. 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. (5.08.050)

6. 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 Date of permit application Issued 9/12/22

* see attached

7. 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:

8.	Has applicant (and all persons listed on page 2 of this application) ever been convicted of a felony under any Federal or State law, or convicted of a misdemeanor opposed to decency or morality (5.08.070-8)? ☐ Yes ☒ No Is applicant (and all persons listed on page 2 of this application) disqualified from receiving a liquor license by reason of any matter contained in Illinois State law and/or City of St. Charles Municipal Ordinances? ☐ Yes ☒ No
9.	**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 list of State and Local Liquor Licenses Location, City/State: Date: Special Explanations: **Government Unit:** Location, City/State: Date: Special Explanations:
10.	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.
11.	**Complete ONLY if yes was answered to the question above (10):** Name: Name of Business: Position with the Business: Date(s) of Denial: Reason(s) for Denial of License:
12.	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): 8-1-1976
13.	Has the applicant and all designated managers read and do they all understand and agree not to violate any laws of the United States, the State of Illinois, and any of the ordinances of the City of St. Charles in conducting business (5.08.070-11)? ☒ 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

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** (new manager will do before opening) **If yes, date(s):**
15.	**Has the applicant attached proof of Dram Shop Insurance to this application or already furnished it to the City of St. Charles (5.08.060)?** ☐ **Yes** ☒ **No** COI will be the same as 1825 Lincoln Hwy - attached **If already furnished, date of delivery:**
16.	**Is the premises within 100 feet of any real property of any church; school; hospital; home for the aged or indigent persons; home for veterans, their wives/husbands, or children; and/or any military or naval station (5.08.230)?** ☐ **Yes** ☒ **No**

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

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

Name (First, Middle, Last): Gina M. Cooper - Oldham			**Birthdate:** [redacted]
Home Street Address, Incl City, State, Zip: [redacted]			
Date of Course: 4/24/2021	**Place Course was Taken:** American Safety Council	**Certificate Granted? Y/N** Y	**Expiration:** 4/24/2024
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: The Pride Stores, Inc d/b/a The Pride of Kane County

SIGNATURES

D. T. McGlynn, Director of Operations

Applicant's Signature

Subscribed and sworn before me this 2nd day of December, 20 22

(Seal)

OFFICIAL SEAL
DANA A SLATTERY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/17/23

Dana A. Slattery

Notary Public

ADDENDUM TO RETAIL LIQUOR LICENSE APPLICATION

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

Date: 12/15/22	Name of Applicant: The Prides Stores Inc.
Name of Business: The Pride of Kane County	
Address of Business: 3025 E. Main St.	Ward Number: 1

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

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

   As soon as the store is opened.

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 Gas Station / Convenience Store
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: SCPD / OFC FarFan Date: 12/07/22
14.	Other necessary data:

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/16/2022

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	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
INSURER B: FEDERATED SERVICE INSURANCE COMPANY	26304
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED	
THE PRIDE STORES INC 30W180 BUTTERFIELD RD WARRENVILLE, IL 60555	037-270-6

COVERAGES CERTIFICATE NUMBER: 160 REVISION NUMBER: 0

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 INSD	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	9309082	04/01/2022	04/01/2023	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	9309082	04/01/2022	04/01/2023	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	9309084	04/01/2022	04/01/2023	EACH OCCURRENCE AGGREGATE	$10,000,000 $10,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N	9310042	04/01/2022	04/01/2023	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	04/01/2022	04/01/2023	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: ~~URBAN COUNTRY: BEER AND WINE PLUS SPIRITS; 2020 LINCOLN HWY STES A & B; ST CHARLES, IL 60174~~ will update address

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

CERTIFICATE HOLDER	CANCELLATION
037-270-6 150 0 CITY OF ST CHARLES 2 E MAIN ST ST CHARLES, IL 60174-1926	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 Michael G Kern

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Certificate of Completion

American Safety Council

GINA OLDHAM

Has diligently and with merit completed the

On-Premise BASSET Alcohol Certification on 4/24/2021

from the American Safety Council.

Jeff Pairan

Certificate of Completion

American Safety Council

GINA OLDHAM

Has diligently and with merit completed the

Off-Premise BASSET Alcohol Certification on 4/24/2021

from the American Safety Council.

Jeff Pairan

CIMA DEVELOPERS
381 E. ST. CHARLES Rd
CAROL STREAM, IL 60188-2166
FAX: (630)-653-2335
TEL: (630)-653-1700

November 10, 2022

City of St. Charles
City Administrator's Office/Office of the Mayor
2 E. Main Street
St. Charles, IL 60174

The PRIDE of Kane County
3025 E. Main Street, St. Charles, IL

Business Plan

Ownership Profile: The PRIDE Stores, Inc, the Retail arm of Parent Petroleum, will be the Operator of The PRIDE of Kane County planned to open in 2022/2023. Parent Petroleum has called St. Charles home for almost 40 years and has their Main Office in the City. The PRIDE Stores, Inc operate 16 Gasoline Stations with Convenience Stores throughout the Chicagoland Market including The PRIDE of St. Charles, located at 1505 Lincoln Highway. CIMA Developers, LP, the Real Estate Holding Company of Parent Petroleum is the Property Owner.

Objective: The PRIDE Stores, Inc.'s primary objective is to provide the Community with numerous consumer offers including fueling, convenience store, quick service restaurant, and beer, wine, and spirits. The store has a total of 5,000 SF, including the Quick Service Restaurant: Taco Urbano. The restaurant plans to sell alcoholic beverages for consumption on site.

Current Operations: The PRIDE Stores, Inc. currently have 16 convenience store locations of which 14 of those locations have package Liquor Licenses. We currently operate 8 quick service restaurants and 1 free standing restaurant.

Management Team: The PRIDE Team is made of dedicated employees, experienced in the Retail industry. The PRIDE of Kane County store will have a dedicated General Manager who will be supported by our District Manager and Vice President of Retail Operations, along with our various support personnel, and Corporate Office located in Warrenville, IL.

Design/Decor: The interior of the store will have distinct and inviting aesthetics constructed with high end building materials, similar to our other existing locations. There are 32 seats available to patrons, 28 in the restaurant and 4 loungers similar to other locations.

Target Market: Our target market will primarily be customers who currently frequent the busy Kirk Road and Route 64 Retail corridor. We will also feed off the synergy from our other PRIDE locations, specifically our PRIDE of St. Charles location, and the cross traffic throughout the general retail area.

Property Management: CIMA Developers is the Property Development and Management arm of Parent Petroleum and The PRIDE Stores and provides the stores with additional support.

MEXICAN KITCHEN

TACO URBANO

Breakfast - Lunch

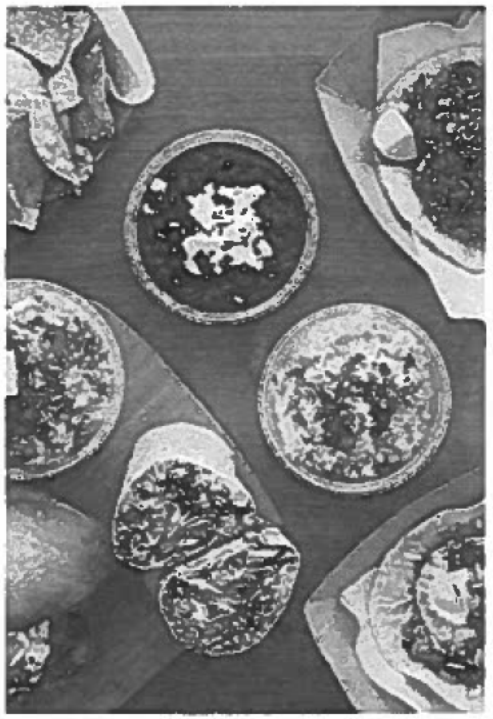
WE CATER!

Contact your nearest location for catering information

BATAVIA
200 N Randall Rd, Batavia, IL 60510
630-454-4113

tacourbano.com

TACO URBANO



MENU

BREAKFAST

CHOICES OF MEAT

Carne Asada | Marinated & Chargrilled Steak
Pollo | Citrus Marinated & Chargrilled Chicken
Al Pastor | Marinated & Chargrilled Pork
Chorizo | Seasoned Mexican Sausage
Jamon | Ham

TACO

Choose from Corn Tortilla, Flour Tortilla or Hard Shell.
Choice of Meat served with a Fried Egg, Breakfast Potatoes & Cheese

Pollo, Al Pastor, Chorizo or Jamon ..... **$2.99 ea**
Carne Asada or Pescado Frito ..... **$3.49 ea**

ADD:

Sour Cream, Jalapeño or Avocado ..... **$.49 ea**
Avocado ..... **$.99 ea**

BURRITO

Choice of Meat served with a Fried Egg, Breakfast Potatoes & Cheese

Pollo, Al Pastor, Chorizo or Jamon ..... **$7.49 ea**
Carne Asada or Pescado Frito ..... **$7.99 ea**

TORTA

Choice of Meat served with a Fried Egg, Breakfast Potatoes & Cheese

Pollo, Al Pastor, Chorizo or Jamon ..... **$7.49 ea**
Carne Asada or Pescado Frito ..... **$7.99 ea**

ADD:

Sour Cream, Jalapeño ..... **$.49 ea**
Avocado ..... **$.99 ea**

BREAKFAST POTATOES $1.99

BEBIDAS | DRINKS

Fountain ..... 20 oz. **$.99** | 32 oz. **$1.29** | 44 oz. **$1.49**
Horchata ..... 20 oz. **$.99** | 32 oz. **$1.39** | 44 oz. **$1.59**
Jarritos (Rotating Flavors) **$2.49**
Mexican Coke **$2.99**
Coffee ..... 16 oz. **$1.49** | 20 oz. **$1.69** | 24 oz. **$1.99**

TacoUrbano.com

LUNCH

CHOICES OF MEAT

Carne Asada | Marinated & Chargrilled Steak
Pollo | Citrus Marinated & Chargrilled Chicken
Al Pastor | Marinated & Chargrilled Pork
Chorizo | Seasoned Mexican Sausage
Pescado Frito | Beer Battered Whitefish

SALADOS | SIDES

Guacamole **$8.99**
Made to Order with our In House Chips
Side of Guacamole **$2.49**
Made to Order
Chips & Salsa **$2.49**
Pico de Gallo with our In House Chips
Rice **$1.99**
Cilantro & Lime Rice
Black Beans & Cheese **$1.99**
Seasoned Black Beans with Cheese
Frijoles Charros **$1.99**
Pinto Beans with Chorizo & Bacon

TACO

Choose from Corn Tortilla, Flour Tortilla or Hard Shell

Pollo, Al Pastor, or Chorizo **$2.99**
Served/w Cilantro & Onion OR Lettuce, Tomato, & Onion
Carne Asada **$3.49**
Pescado Frito w/Pico de Gallo & Lime **$3.49**

ADD:

Sour Cream, Jalapeño, Cheese ..... **$.49 ea**
Avocado ..... **$.99 ea**

TORTA

Served with Choice of Meat, Beans, Cheese, Lettuce, Tomato, and Onion

Pollo, Al Pastor, Chorizo or Jamon ..... **$7.49 ea**
Carne Asada or Pescado Frito ..... **$7.99 ea**

BLACK BEAN TORTA $7.49

Homemade Black Bean Patty, Avocado, Cheese, Lettuce, Pico de Gallo, Chipotle Ranch Dressing on Fresh Telera Bread

ADD:

Sour Cream, Jalapeño ..... **$.49 ea**
Avocado ..... **$.99 ea**

LUNCH

BURRITO

Served with Choice of Meat, Beans, Rice, Cheese, Lettuce, Tomato, and Onion

Pollo, Al Pastor, Chorizo or Jamon ..... **$7.49 ea**
Carne Asada or Pescado Frito ..... **$7.99 ea**

BURRITO BOWL

Served over Rice with Choice of Meat, Beans, Cheese, Lettuce, Tomato, and Onion

Pollo, Al Pastor, Chorizo or Jamon ..... **$7.49 ea**
Carne Asada or Pescado Frito ..... **$7.99 ea**

URBANO SALAD $6.99

Lettuce with Cheese, Tomato, Onion, Chipolte Ranch

ADD:

Pollo, Al Pastor, or Chorizo **$7.49**
Carne Asada or Pescado Frito **$7.99**

NACHOS $6.99

Our In House Chips with Beans, Cheese, Lettuce, Tomato, and Onion

ADD:

Pollo, Al Pastor, or Chorizo **$7.49**
Carne Asada or Pescado Frito **$7.99**

QUESADILLA $5.99

Served with Cheese, Lettuce, Tomato, and Onion

ADD:

Pollo, Al Pastor, or Chorizo **$6.49**
Carne Asada or Pescado Frito **$7.99**

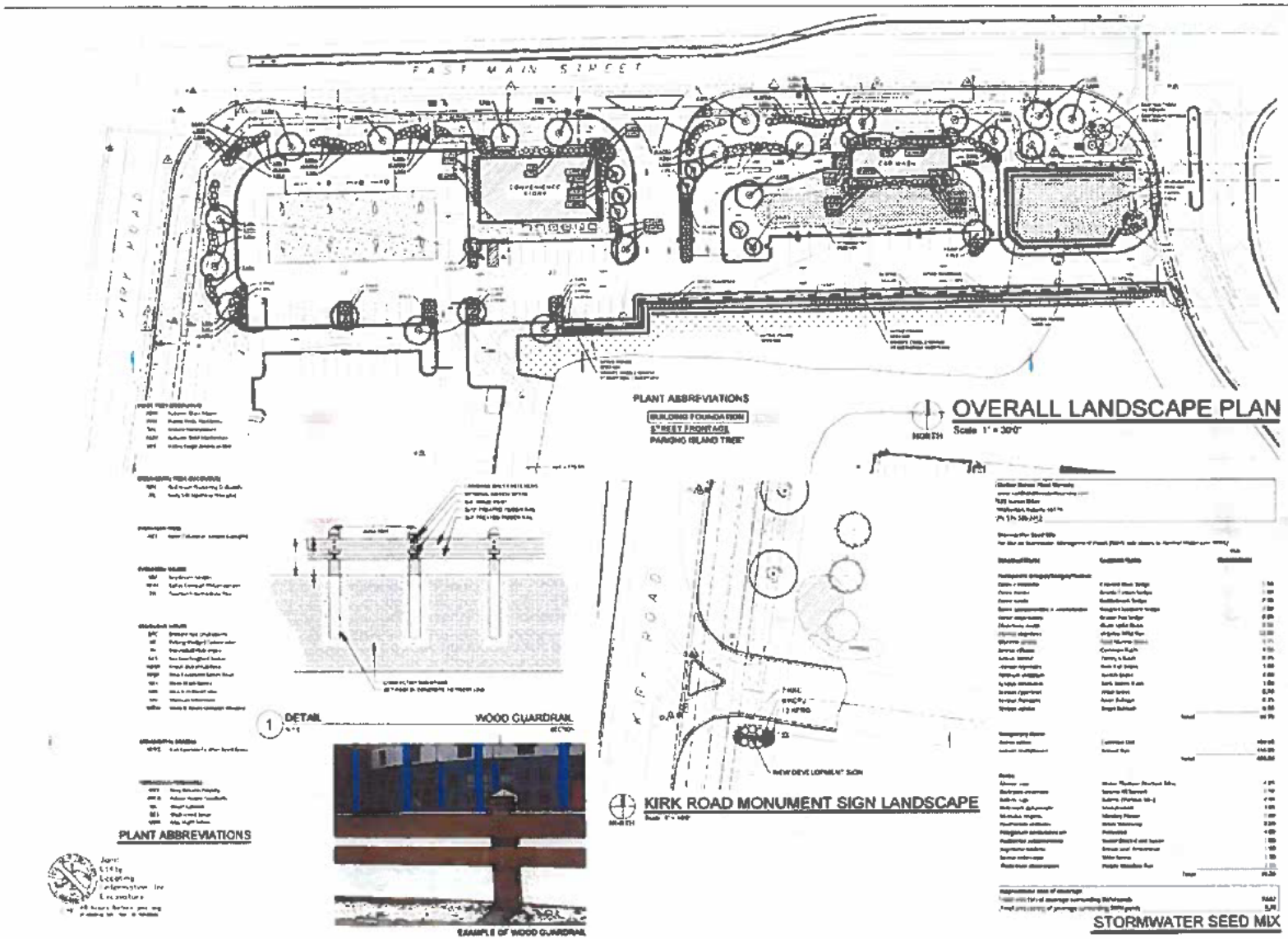
ADD:

Sour Cream, Jalapeño ..... **$.49 ea**
Avocado ..... **$.99 ea**

DESSERT

CHURROS $2.99

Four Homemade Churros rolled in cinnamon & sugar with choice of dipping sauce **(Chocolate, Vanilla, or Strawberry**



HELLER & ASSOCIATES, LLC

PROJECT

CIMA DEVELOPERS

THE PRIDE OF KANE COUNTY

Southeast Corner of Main St. & Kirk Rd.
St. Charles, IL

DATE	DESCRIPTION
10.3.19	ISSUE TO OWNER
10.25.19	REVISIONS
03.03.20	REVISIONS
05.15.20	CITY COMMENTS
05.20.20	CITY COMMENTS
05.28.20	REV. MONUMENT SIGN
08.22.20	REVISED CIVIL
07.21.20	REVISED CIVIL
08.01.20	REVISED CIVIL
03.10.22	REVISED CIVIL
03.23.22	MUNICIPAL COMMENTS
05.04.22	MUNICIPAL COMMENTS

SHEET TITLE

OVERALL LANDSCAPE PLAN

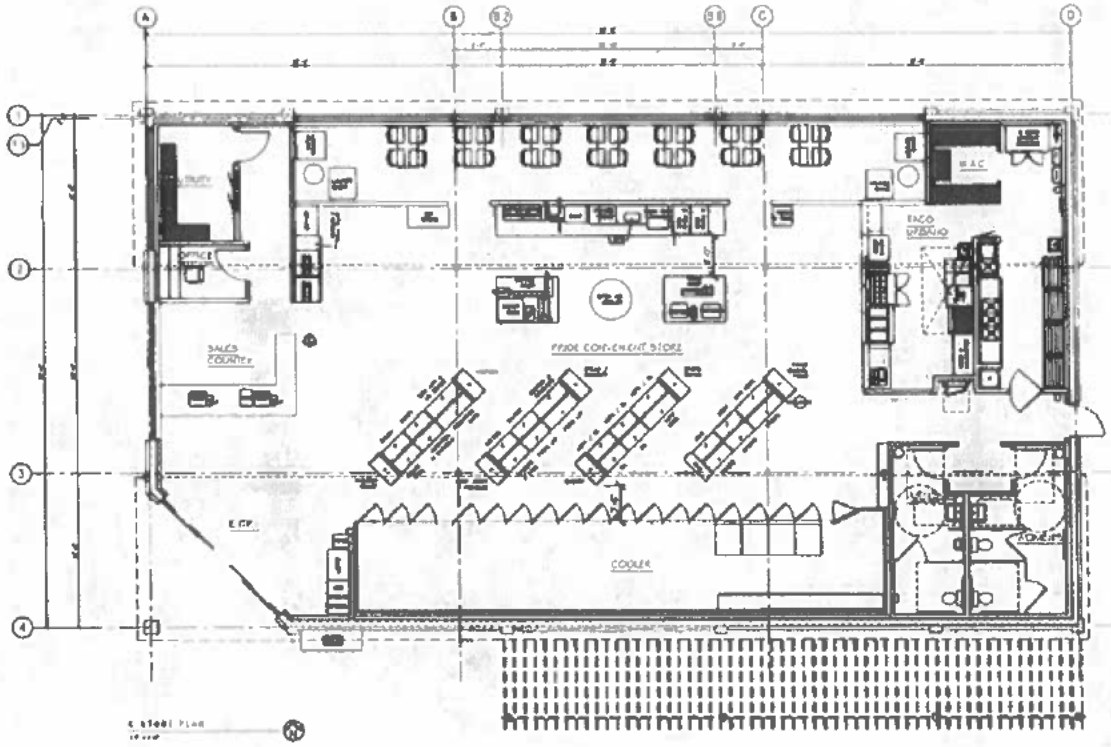
PROJECT MANAGER

PROJECT NUMBER

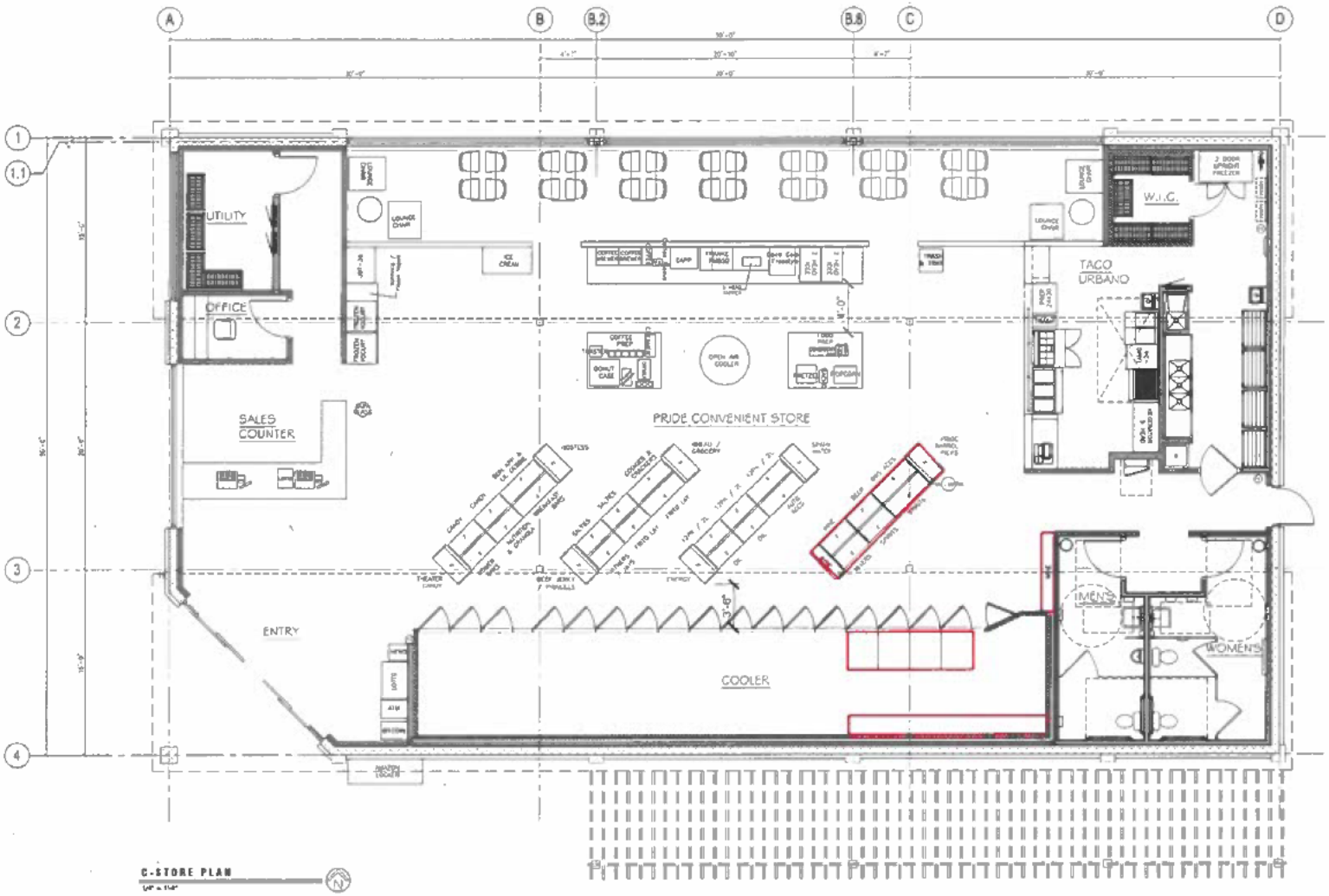
DATE 05.04.22

SHEET NUMBER

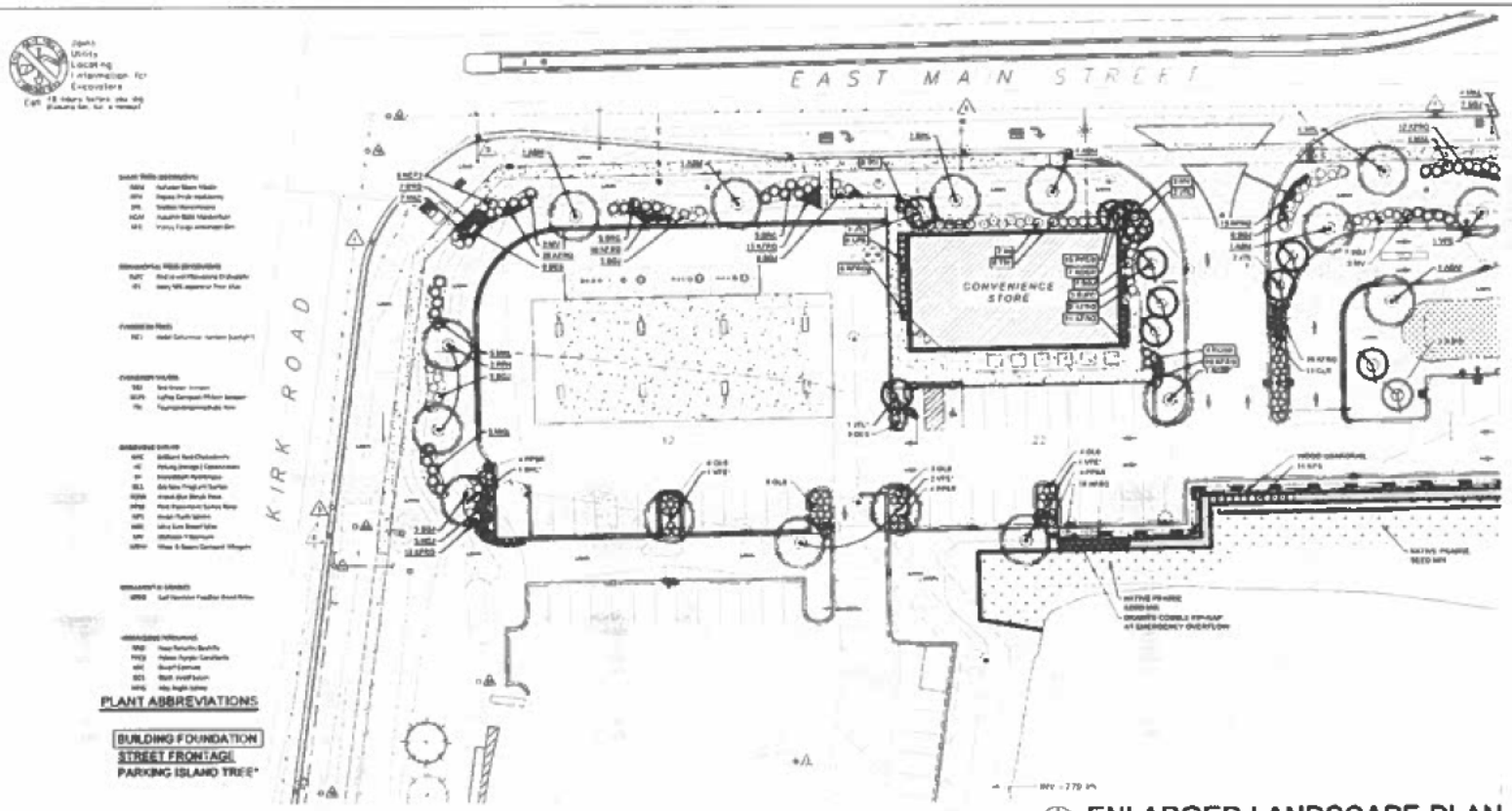
L 1.0



A
B
B2
B8
C
D
1
1.1
2
3
4
OFFICE
SALES COUNTER
PRIDE CONVENIENT STORE
COOLER
W.A.C
ENCO URBANO


A
B
B.2
B.8
C
D
1
1.1
2
3
4
UTILITY
OFFICE
SALES COUNTER
ENTRY
PRIDE CONVENIENT STORE
TACO URBANO
W.I.C.
COOLER
MENS
WOMENS

C-STORE PLAN



PLANT ABBREVIATIONS

BUILDING FOUNDATION
STREET FRONTAGE
PARKING ISLAND TREE*

NORTH

ENLARGED LANDSCAPE PLAN

Scale 1" = 20'-0"

HELLER & ASSOCIATES, LLC

PROJECT

CIMA DEVELOPMENT

THE PRIDE OF KANE COUNTY

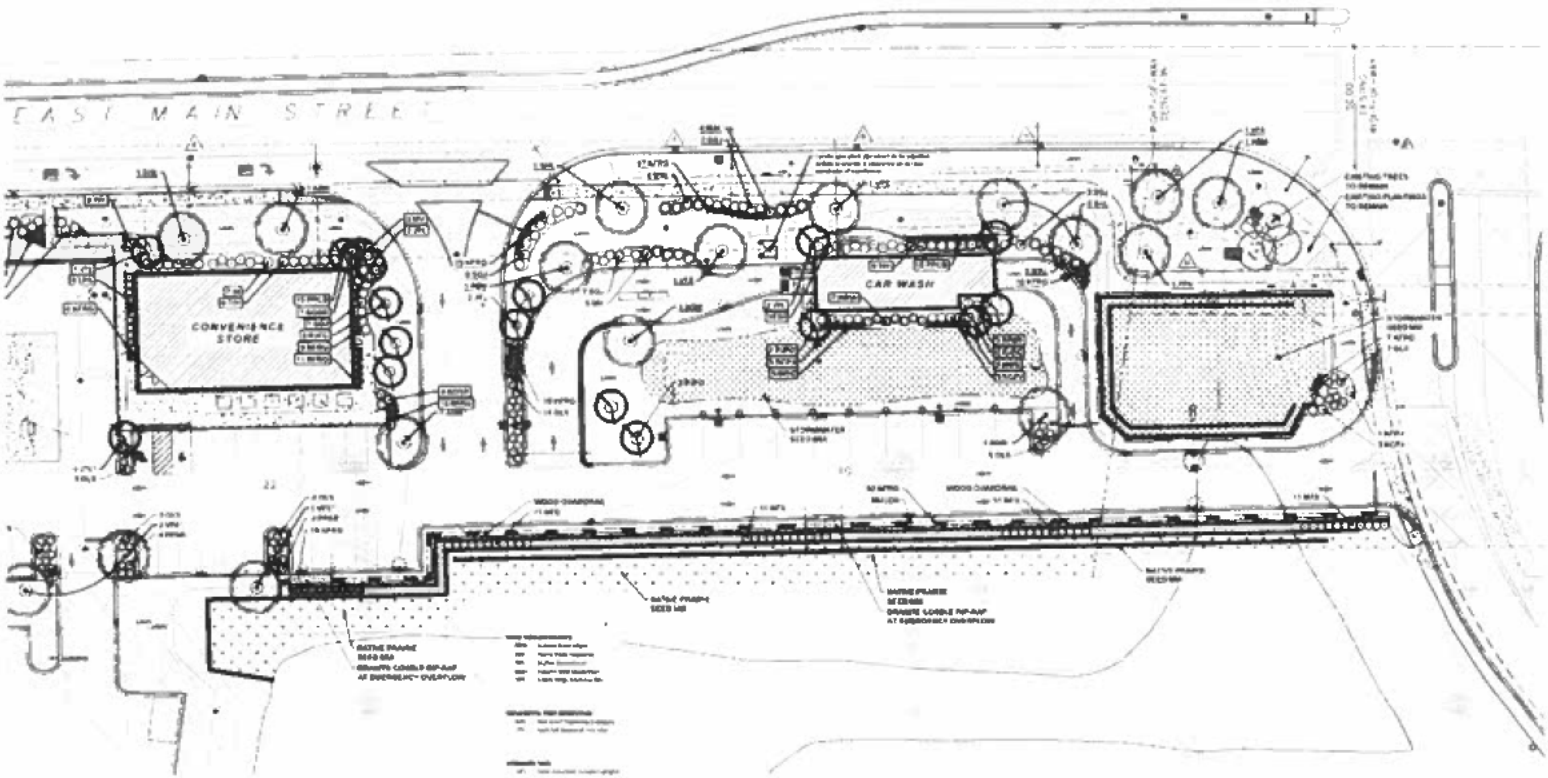
Southeast Corner of Main St. & Kirk Rd.
St. Charles, IL

DATE	DESCRIPTION
10.1.19	ISSUE TO OWNER
10.25.19	REVISIONS
03.03.20	REVISIONS
05.15.20	CITY COMMENTS
05.26.20	CITY COMMENTS
05.29.20	REV. MONUMENT SIGN
09.22.20	REVISED CIVIL
07.21.21	REVISED CIVIL
08.05.21	REVISED CIVIL
03.16.22	REVISED CIVIL
03.23.22	MUNICIPAL COMMENTS
05.04.22	MUNICIPAL COMMENTS

SHEET TITLE

ENLARGED LANDSCAPE PLAN

PROJECT MANAGER	NDH
PROJECT NUMBER	19-066
DATE	05.04.22
SHEET NUMBER	L 1.1



ENLARGED LANDSCAPE PLAN

Scale 1" = 20'0"

NORTH

PLANT ABBREVIATIONS

BUILDING FOUNDATION
STREET FRONTAGE
PARKING ISLAND TREE

PLANT ABBREVIATIONS

HELLER & ASSOCIATES, LLC

PROJECT

CIMA DEVELOPERS

THE PRIDE OF KANE COUNTY

Southeast Corner of Main St. & Kirk Rd.
St. Charles, IL

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10.3.19	ISSUE TO OWNER
10.25.19	REVISIONS
03.03.20	REVISIONS
05.19.20	CITY COMMENTS
01.20.20	CITY COMMENTS
05.20.20	REV. MONUMENT SIGN
06.23.20	REVISED CIVIL
07.21.20	REVISED CIVIL
08.03.20	REVISED CIVIL
03.15.22	REVISED CIVIL
03.31.22	MUNICIPAL COMMENTS
05.04.22	MUNICIPAL COMMENTS

SHEET TITLE

ENLARGED LANDSCAPE PLAN

PROJECT MANAGER	MDH
PROJECT NUMBER	19-086
DATE	09.04.22
SHEET NUMBER	

L 1.2

LANDSCAPE GENERAL NOTES

PLANT & MATERIAL SCHEDULE

NATIVE PRAIRIE SEED MIX

PLANTING & HARDSCAPE DETAILS

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
P.O. Box 1350
Lake Geneva, Wisconsin 53147-1350
ph 262.639.3753
dave@hellerassociates.com
www.hellerassociates.com

PROJECT

CIMA DEVELOPERS

THE PRIDE OF KANE COUNTY

Southeast Corner of Main St. & Kirk Rd.
St. Charles, IL

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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03.03.20	REVISIONS
05.15.20	CITY COMMENTS
05.20.20	CITY COMMENTS
05.28.20	REV. MONUMENT SIGN
06.22.20	REVISED CIVIL
07.21.20	REVISED CIVIL
08.03.20	REVISED CIVIL
03.10.22	CITY COMMENTS
03.23.22	MUNICIPAL COMMENTS
05.04.22	MUNICIPAL COMMENTS

SHEET TITLE

LANDSCAPE DETAILS, NOTES, & SCHEDULES

PROJECT MANAGER: WDH

PROJECT NUMBER: 19-086

DATE: 05.04.22

SHEET NUMBER

L 1.3