

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: IIA2

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: City Council

Date: May 7, 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, which was presented 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.

The G-2 license was codified into our ordinances last month and Community & Economic Development has resolved the outstanding zoning issues. It would be my recommendation to grant a new class G-2 site license as the petitioner has resolved all outstanding issues to the City’s satisfaction.

This item was presented at the April 16, 2018 Government Operations Committee meeting where it received a vote of 7-1 in favor; Ald. Gaugel recused himself from the vote.

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	<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"/>
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: <ul style="list-style-type: none"> <input type="checkbox"/> Hours of Operation <input type="checkbox"/> Copy of Menu <input type="checkbox"/> Whether or not live music will be played at this establishment <input type="checkbox"/> Will there be outdoor seating and/or outdoor designated smoking area <input type="checkbox"/> 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 for this business.	<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"/>

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:

0331-8214

E. Business Phone:

630-791-8282

F. Business E-mail:

[REDACTED]

G. Business Website:

thePRIDEstores.com

H. Contact Person:

Christopher Peckat

I. Title:

Buyer/Marketing Manager

J. Phone No.:

[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):

1825 Lincoln highway, St Charles IL 60174

C. Number of Parking Spaces:

36

D. Outside Dining s.f. [17.20.020-R]:

485

E. Holding Bar s.f. [5.08.010-F]:

[REDACTED]

F. Total Building s.f.:

5000

G. Total Number of Seats:

58

H. Number of Bar Seats:

[REDACTED]

I. Sale Counter s.f.:

43.5

J. Live Entertainment Area s.f. [5.08.010-H]:

[REDACTED]

K. Kitchen s.f.:
455

L. Cooler s.f.:
640

M. Dry Storage s.f.:
149

N. Seating Area s.f.:
939

O. Retail/public Area s.f.:
2614

P. Service Bar s.f. [5.08.010-O]:

[REDACTED]

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 (<i>check off once complete</i>): 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 (<i>check off once complete</i>): 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.	<p>If applicant is an individual or partnership, is each and every person a United States citizen (5.08.070-2)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is any individual a naturalized citizen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, print name(s), date(s), and place(s) of naturalization:</p>
2.	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)? <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Leased
7.	<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: CIMA Developers LP</p> <p>Address of Building Owner: 30W180 Butterfield Rd, Warrenville, IL 60555</p> <p>Mailing Address of Building Owner (if different):</p> <p>Phone Number: [REDACTED] E-mail Address: [REDACTED]</p> <p>Name of Building Owner:</p> <p>Address of Building Owner:</p> <p>Mailing Address of Building Owner (if different):</p> <p>Phone Number: E-mail Address:</p> <p>Name of Building Owner:</p> <p>Address of Building Owner:</p> <p>Mailing Address of Building Owner (if different):</p> <p>Phone Number: E-mail Address:</p>
8.	<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please list the business name(s) and address(es):</p> <p>Urban Counter and The PRIDE Beer & Wine plus Spirits, both located in this building, 1825 Lincoln Highway, St Charles, IL 60174</p>

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

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 Perez Manager
(First) (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 McGlynn Manager
(First) (Last) (Middle) Manager

Home Street Address: [REDACTED]

City, State, Zip: Naperville, IL 60563

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

Birthdate: [REDACTED] Certificate Granted: 6/23/2017 Expiration: 6/23/2020

Name: Heather Splitt Assistant Manager
(First) (Last) (Middle) 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 Peckat Marcus Manager
(First) (Last) (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:
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Name of Business:

Address of Business:	Ward Number:
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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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No
5.	Is the place for which the alcoholic liquor license is sought a dwelling house, flat, or apartment used for residential purposes? <input type="checkbox"/> Yes <input type="checkbox"/> No
6.	Is there any access leading from premises to any other portion of the same building or structure used for dwelling or lodging purposes and which is permitted to be used or kept accessible for use by the public? (Connection between premises and such other portion of building or structure as is used only by the applicant, his/her family and personal guests not prohibited.) <input type="checkbox"/> Yes <input type="checkbox"/> No
7.	If applicant conducts or will conduct in the same place any other class of business in addition to that of City Retailer of Alcoholic Liquor, state the kind and nature of such business: <input type="checkbox"/> Yes <input type="checkbox"/> No

8.	Are all rooms where liquor will be sold for consumption on the premises continuously lighted during business hours by natural light or artificial white light so that all parts of the interior shall be clearly visible? <input type="checkbox"/> Yes <input type="checkbox"/> No
9.	Are premises located in any building belonging to or under the control of the State of Illinois or any other political subdivision thereof, such as county, city, etc.? <input type="checkbox"/> Yes <input type="checkbox"/> No
10.	Are the premises for which license is herein applied for a store or place of business where the majority of customers are minors of school age or where the principal business transacted consists of school books, school supplies, food or drinks for such minors? <input type="checkbox"/> Yes <input type="checkbox"/> No
11.	It is required by the City of St. Charles that all employees undergo BASSET training. Provide a copy of the certificate of training completion for each manager. All certificates for managers have been submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No
12.	From your observation and investigation, has applicant—to the best of your knowledge—truthfully answered all questions? <input type="checkbox"/> Yes <input type="checkbox"/> No If no, state exceptions:
13.	Have all persons named in this application been fingerprinted? <input type="checkbox"/> Yes <input type="checkbox"/> 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



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		
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: FEDERATED MUTUAL INSURANCE COMPANY	NAIC # 13935
	INSURER B: FEDERATED SERVICE INSURANCE COMPANY	28304
INSURED		
037-270-6 THE PRIDE STORES INC 30W180 BUTTERFIELD RD WARRENVILLE, IL 60555		
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	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y	N	9309062	12/16/2017	04/01/2018	EACH OCCURRENCE	\$1,000,000	
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$100,000	
							MED EXP (Any one person)	EXCLUDED	
							PERSONAL & ADV INJURY	\$1,000,000	
							GENERAL AGGREGATE	\$2,000,000	
							PRODUCTS - COMPI/OP AGG	\$2,000,000	
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	N	N	9309062	12/16/2017	04/01/2018	COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000	
							BODILY INJURY (Per person)		
							BODILY INJURY (Per accident)		
							PROPERTY DAMAGE (Per accident)		
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION	N	N	9309064	12/16/2017	04/01/2018	EACH OCCURRENCE	\$20,000,000	
							AGGREGATE	\$20,000,000	
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	9310042	12/16/2017	04/01/2018	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER		
							E.L. EACH ACCIDENT	\$1,000,000	
							E.L. DISEASE - EA EMPLOYEE	\$1,000,000	
							E.L. DISEASE - POLICY LIMIT	\$1,000,000	
B	LIQUOR LIABILITY	N	N	9927296	12/16/2017	04/01/2018	EACH COMMON CAUSE	\$2,000,000	
							AGGREGATE	\$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 CITY OF ST CHARLES 2 E MAIN ST ST CHARLES, IL 60174-1926	CANCELLATION 149 3 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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DATE (MM/DD/YYYY)
01/30/2018

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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 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 THE PRIDE STORES INC 30W180 BUTTERFIELD RD WARRENVILLE, IL 60555		INSURER(S) AFFORDING COVERAGE INSURER A: FEDERATED MUTUAL INSURANCE COMPANY NAIC # 13935 INSURER B: FEDERATED SERVICE INSURANCE COMPANY 28304 INSURER C: INSURER D: INSURER E: INSURER F:	037-270-6

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	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			9309062	12/16/2017	04/01/2018	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) EXCLUDED PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY			9309062	12/16/2017	04/01/2018	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION			9309064	12/16/2017	04/01/2018	EACH OCCURRENCE \$20,000,000 AGGREGATE \$20,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N		9310042	12/16/2017	04/01/2018	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
B	LIQUOR LIABILITY			9927296	12/16/2017	04/01/2018	EACH COMMON CAUSE \$2,000,000 AGGREGATE \$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
 CITY OF ST CHARLES
 2 E MAIN ST
 ST CHARLES, IL 60174-1926

150 7

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



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****

BASSET Card



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****

BASSET Card



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).

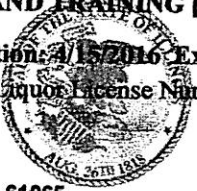
ILLINOIS LIQUOR CONTROL COMMISSION
100 W. Randolph Street, Suite 7-801 - Chicago, IL 60601
**BEVERAGE ALCOHOL SELLERS AND SERVERS
EDUCATION AND TRAINING [BASSET] CARD**

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****

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

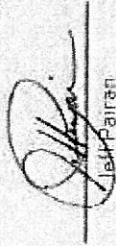


Illinois BASSET Training

This card certifies that:

CHRISTOPHER PECKAT

has completed the
On-Premise BASSET Alcohol Certification



John P. Baird

4/1/2018

Exp. Date:

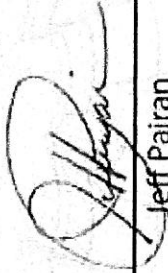
Certificate of Completion

**American
Safety Council**

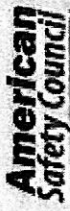
CHRISTOPHER PECKAT

Has diligently and with merit completed the
Off-Premise BASSET Alcohol Certification on 3/5/2018

from the American Safety Council.



Jeff Pairan



Illinois BASSET Training

This card certifies that:

CHRISTOPHER PECKAT

has completed the
Off-Premise BASSET Alcohol Certification



Jeff Poiran

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.



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



GLEASON ARCHITECTS, P.C.
 789 Highland Drive, Unit A
 Skokie, Illinois 60074
 Tel: 847-488-8700
 Fax: 847-488-8700
 E-mail: info@gleasonarchitects.com

ISSUED FOR APPROVAL DATE 01-31-15
 FOR PERMIT
 FOR BID
 FOR CONST.

REVISIONS DATE REVISIONS
 1.0 01/31/15 Initial Design

2.0 02/10/15 Final Design

3.0 02/10/15 Final Design

4.0 02/10/15 Final Design

5.0 02/10/15 Final Design

6.0 02/10/15 Final Design

7.0 02/10/15 Final Design

8.0 02/10/15 Final Design

9.0 02/10/15 Final Design

10.0 02/10/15 Final Design

11.0 02/10/15 Final Design

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33.0 02/10/15 Final Design

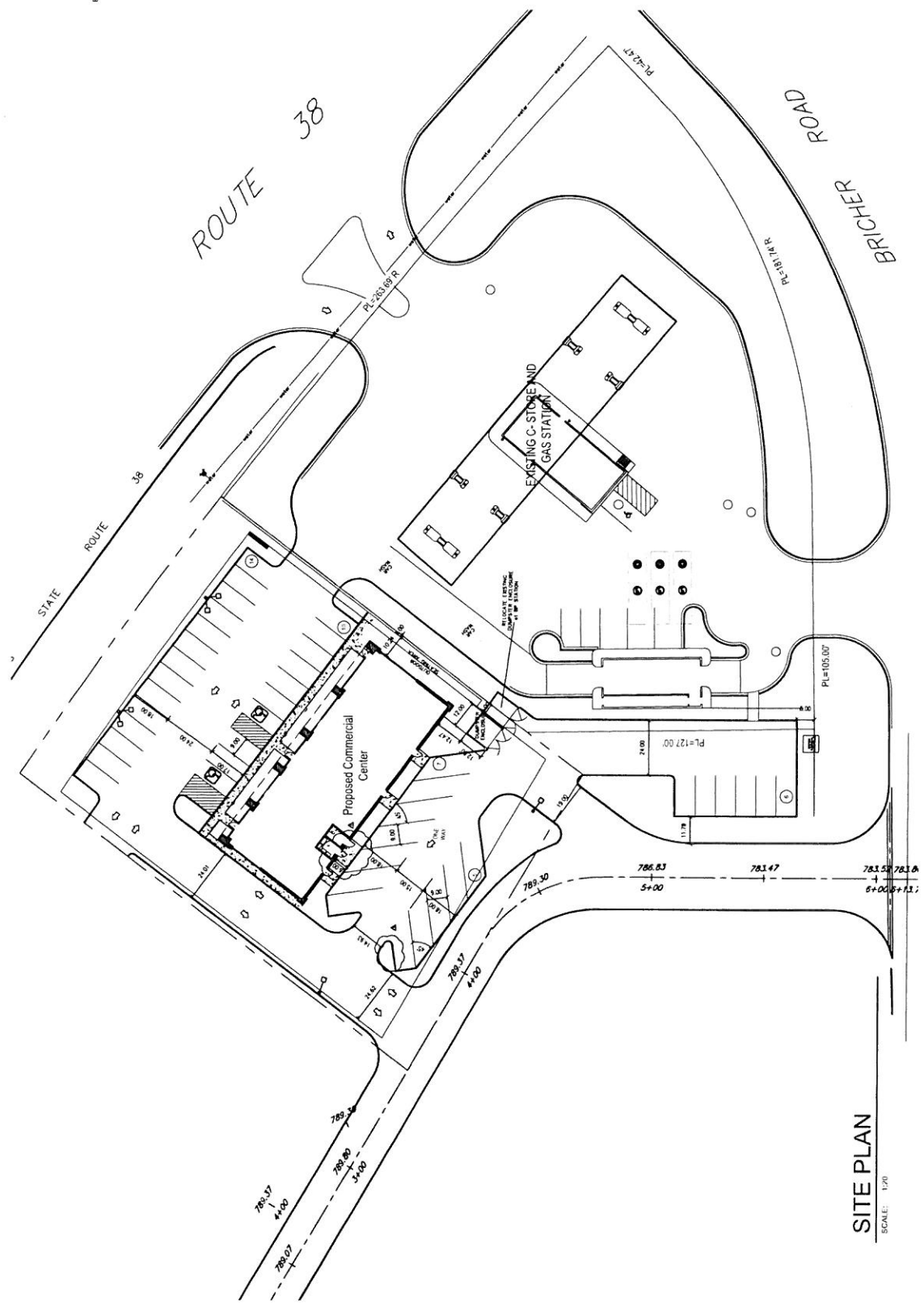
34.0 02/10/15 Final Design

35.0 02/10/15 Final Design

36.0 02/10/15 Final Design

37.0 02/10/15 Final Design

38.0 02/10/15 Final Design



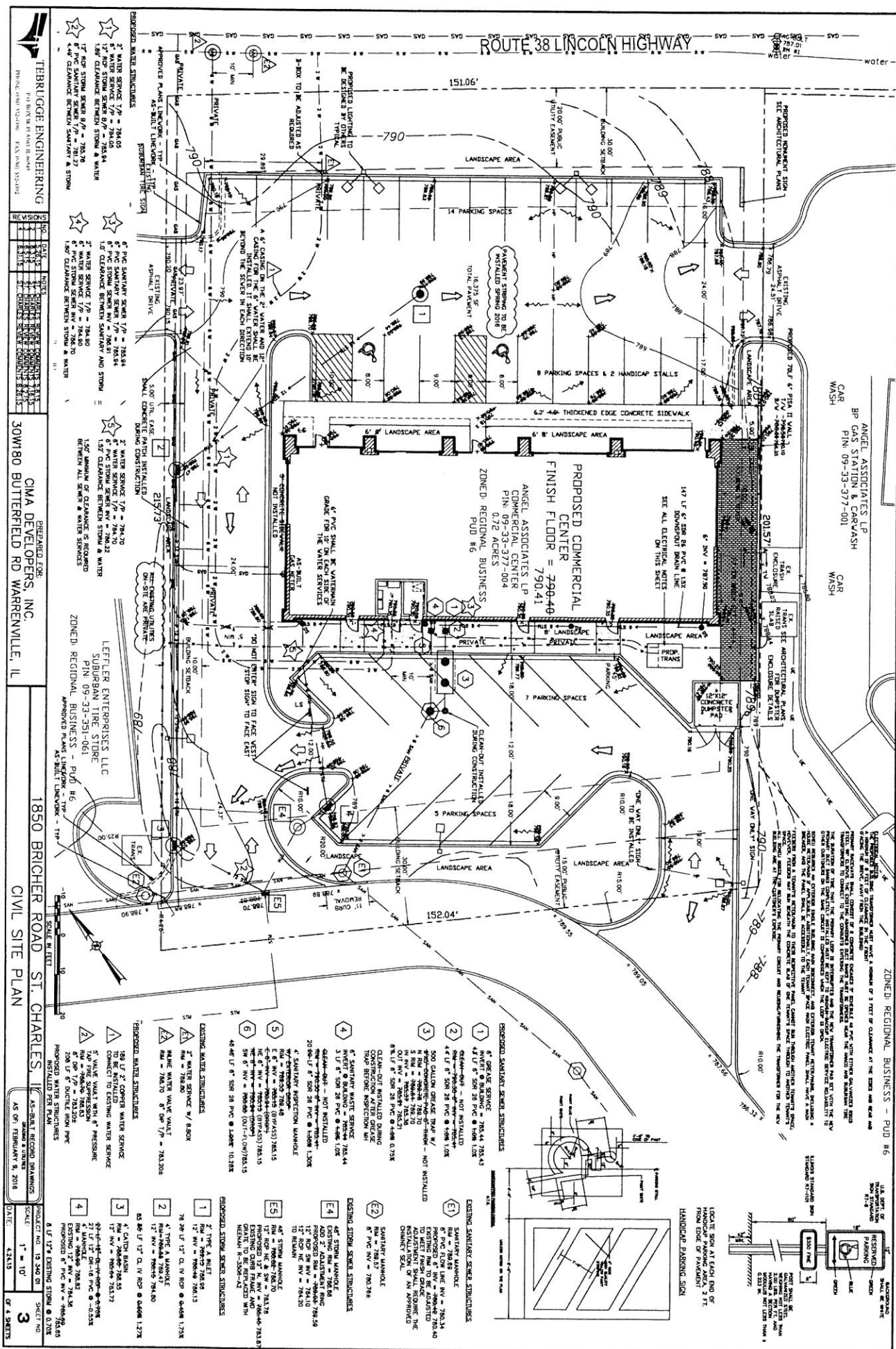
SITE PLAN
 SCALE: 1/20

PROJECT: BRICHER ROAD COMMERCIAL CENTER
 1850 BRICHER ROAD
 ST. CHARLES, IL
 ARCHITECT: ROEL AND ASSOCIATES
 30 EAST ST CHARLES ROAD
 ST. CHARLES, IL
 JOB NO: 14-090
 DATE: 01/31/15
 FILE: 14-090/15
 PLOT SCALE: 1/20
 OWNER APPROVAL

SHEET TITLE
 FINAL PLAN

SHEET NUMBER
 A0

ROUTE 38 LINCOLN HIGHWAY



TEBBIDGE ENGINEERING
 100 BRICHER ROAD, SUITE 100
 WARRENVILLE, OHIO 45090
 PHONE: (513) 833-1100
 FAX: (513) 833-1101
 WWW.TEBBIDGEENGINEERING.COM

NO.	DATE	DESCRIPTION
1	02/05/2018	ISSUED FOR PERMITS
2	02/05/2018	REVISIONS
3	02/05/2018	REVISIONS
4	02/05/2018	REVISIONS
5	02/05/2018	REVISIONS
6	02/05/2018	REVISIONS
7	02/05/2018	REVISIONS
8	02/05/2018	REVISIONS
9	02/05/2018	REVISIONS
10	02/05/2018	REVISIONS

CIMA DEVELOPERS, INC.
 30W180 BUTTERFIELD RD WARRENVILLE, IL
 PIN: 09-33-377-001

LEFFLER ENTERPRISES LLC
 SUBURBAN TIRE STORE
 ZONED REGIONAL BUSINESS - PUD H6
 APPROVED PLANS: 1714
 AS-BUILT UNDER - 114

1850 BRICHER ROAD ST. CHARLES, IL
CIVIL SITE PLAN
 SCALE: 1" = 10'
 DATE: 02/05/2018
 SHEET NO. 3 OF 4 SHEETS

- PROPOSED WATER STRUCTURES**
- 1. 18" 12" WATER SERVICE 790.40
 - 2. 18" 12" WATER SERVICE 790.40
 - 3. 18" 12" WATER SERVICE 790.40
 - 4. 18" 12" WATER SERVICE 790.40
 - 5. 18" 12" WATER SERVICE 790.40
 - 6. 18" 12" WATER SERVICE 790.40
 - 7. 18" 12" WATER SERVICE 790.40
 - 8. 18" 12" WATER SERVICE 790.40
 - 9. 18" 12" WATER SERVICE 790.40
 - 10. 18" 12" WATER SERVICE 790.40

- EXISTING WATER STRUCTURES**
- 1. 18" 12" WATER SERVICE 790.40
 - 2. 18" 12" WATER SERVICE 790.40
 - 3. 18" 12" WATER SERVICE 790.40
 - 4. 18" 12" WATER SERVICE 790.40
 - 5. 18" 12" WATER SERVICE 790.40
 - 6. 18" 12" WATER SERVICE 790.40
 - 7. 18" 12" WATER SERVICE 790.40
 - 8. 18" 12" WATER SERVICE 790.40
 - 9. 18" 12" WATER SERVICE 790.40
 - 10. 18" 12" WATER SERVICE 790.40

- PROPOSED STORM SEWER STRUCTURES**
- 1. 18" 12" STORM SEWER 790.40
 - 2. 18" 12" STORM SEWER 790.40
 - 3. 18" 12" STORM SEWER 790.40
 - 4. 18" 12" STORM SEWER 790.40
 - 5. 18" 12" STORM SEWER 790.40
 - 6. 18" 12" STORM SEWER 790.40
 - 7. 18" 12" STORM SEWER 790.40
 - 8. 18" 12" STORM SEWER 790.40
 - 9. 18" 12" STORM SEWER 790.40
 - 10. 18" 12" STORM SEWER 790.40

- EXISTING STORM SEWER STRUCTURES**
- 1. 18" 12" STORM SEWER 790.40
 - 2. 18" 12" STORM SEWER 790.40
 - 3. 18" 12" STORM SEWER 790.40
 - 4. 18" 12" STORM SEWER 790.40
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 - 8. 18" 12" STORM SEWER 790.40
 - 9. 18" 12" STORM SEWER 790.40
 - 10. 18" 12" STORM SEWER 790.40

PROPOSED LIGHTING
 1. 18" 12" LIGHTING 790.40

PROPOSED SANITARY MANHOLE
 1. 18" 12" SANITARY MANHOLE 790.40

PROPOSED SANITARY SERVICE
 1. 18" 12" SANITARY SERVICE 790.40

PROPOSED STORM SERVICE
 1. 18" 12" STORM SERVICE 790.40

PROPOSED LANDSCAPE
 1. 18" 12" LANDSCAPE 790.40

PROPOSED PARKING
 1. 18" 12" PARKING 790.40

PROPOSED SIDEWALK
 1. 18" 12" SIDEWALK 790.40

PROPOSED DRIVEWAY
 1. 18" 12" DRIVEWAY 790.40

PROPOSED UTILITY
 1. 18" 12" UTILITY 790.40

PROPOSED FENCE
 1. 18" 12" FENCE 790.40

PROPOSED SIGN
 1. 18" 12" SIGN 790.40

PROPOSED CURB
 1. 18" 12" CURB 790.40

PROPOSED DRIVE
 1. 18" 12" DRIVE 790.40

PROPOSED LAWN
 1. 18" 12" LAWN 790.40

PROPOSED TREE
 1. 18" 12" TREE 790.40

PROPOSED BENCH
 1. 18" 12" BENCH 790.40

PROPOSED BIKEWAY
 1. 18" 12" BIKEWAY 790.40

PROPOSED TRAIL
 1. 18" 12" TRAIL 790.40

PROPOSED PATH
 1. 18" 12" PATH 790.40

PROPOSED BRIDGE
 1. 18" 12" BRIDGE 790.40

PROPOSED TOWER
 1. 18" 12" TOWER 790.40

PROPOSED LIGHT
 1. 18" 12" LIGHT 790.40

PROPOSED SIGN
 1. 18" 12" SIGN 790.40

PROPOSED CURB
 1. 18" 12" CURB 790.40

PROPOSED DRIVE
 1. 18" 12" DRIVE 790.40

PROPOSED LAWN
 1. 18" 12" LAWN 790.40

PROPOSED TREE
 1. 18" 12" TREE 790.40

PROPOSED BENCH
 1. 18" 12" BENCH 790.40

PROPOSED BIKEWAY
 1. 18" 12" BIKEWAY 790.40

PROPOSED TRAIL
 1. 18" 12" TRAIL 790.40

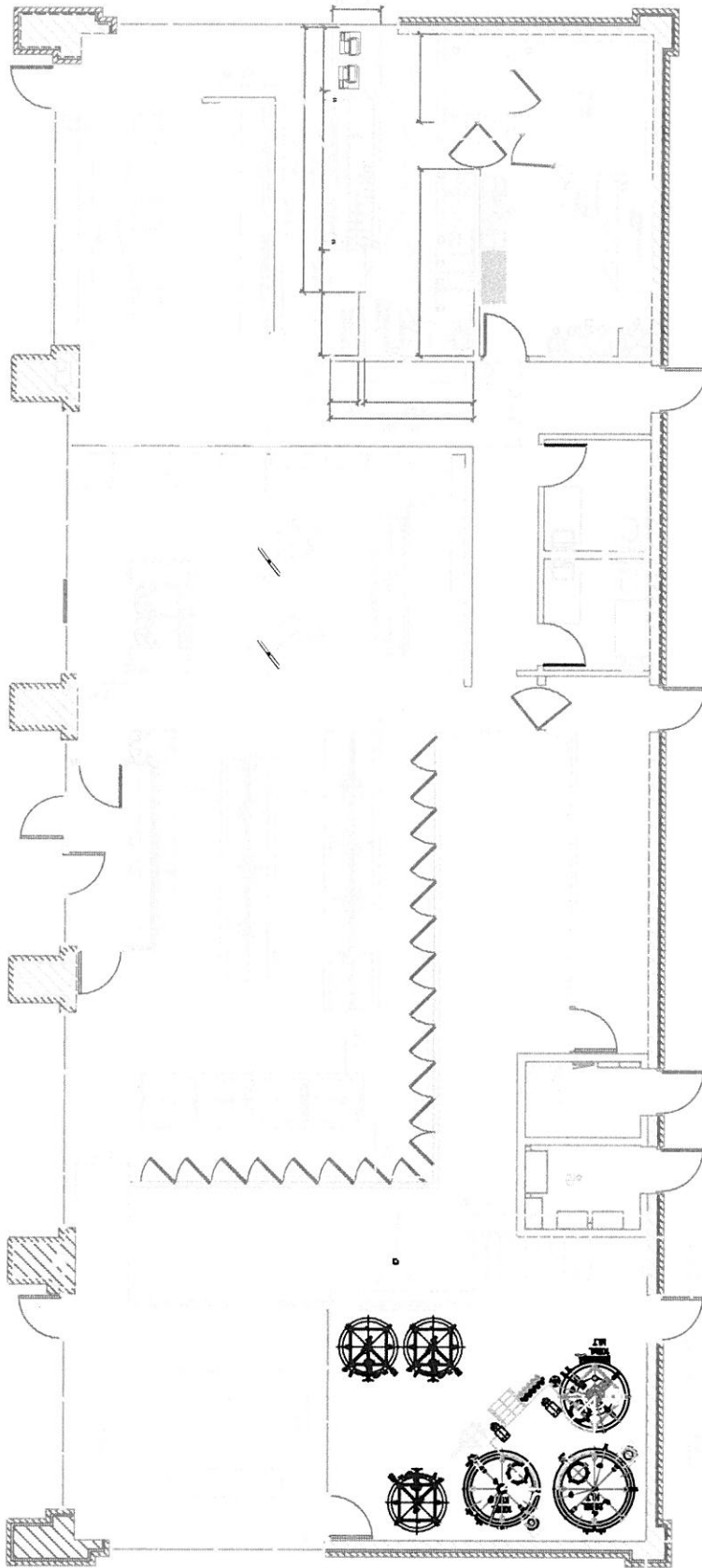
PROPOSED PATH
 1. 18" 12" PATH 790.40

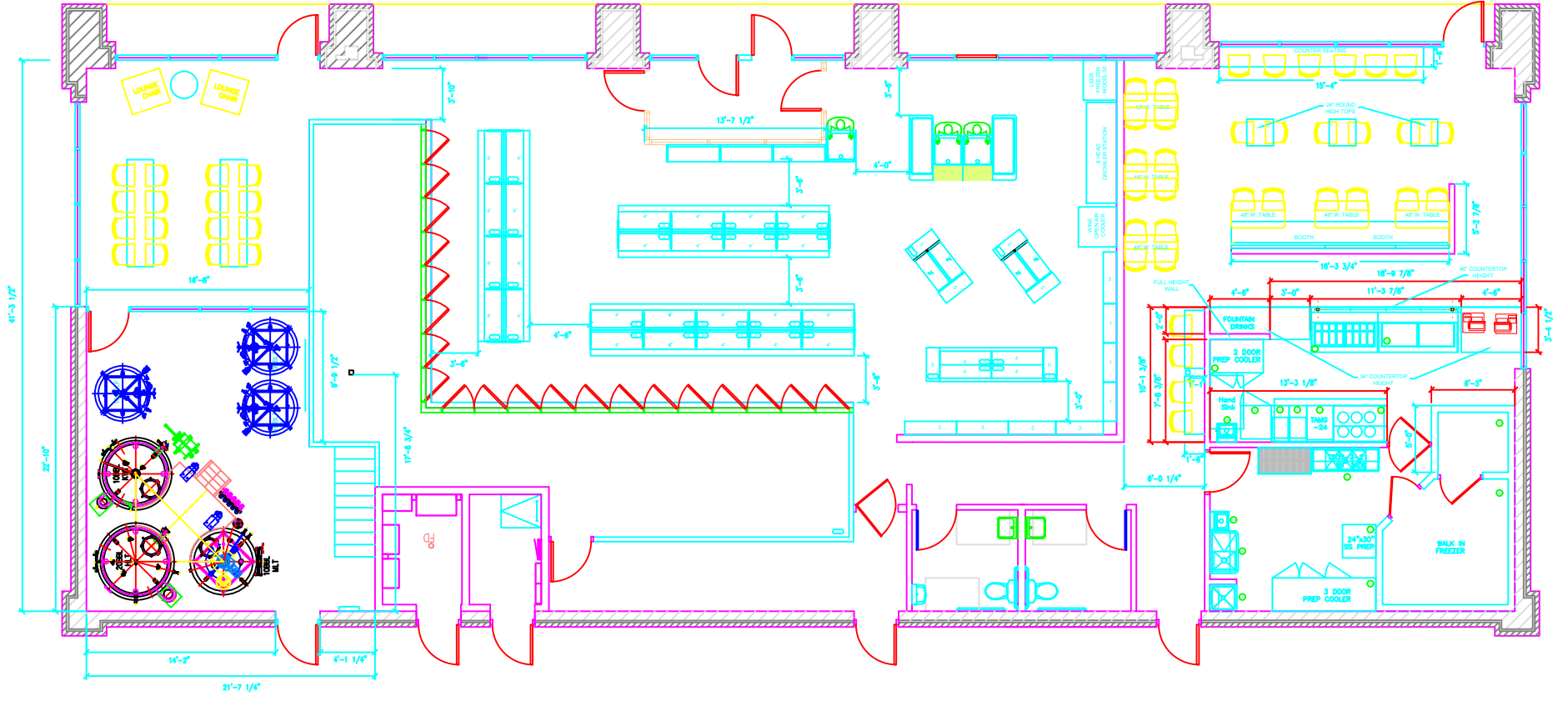
PROPOSED BRIDGE
 1. 18" 12" BRIDGE 790.40

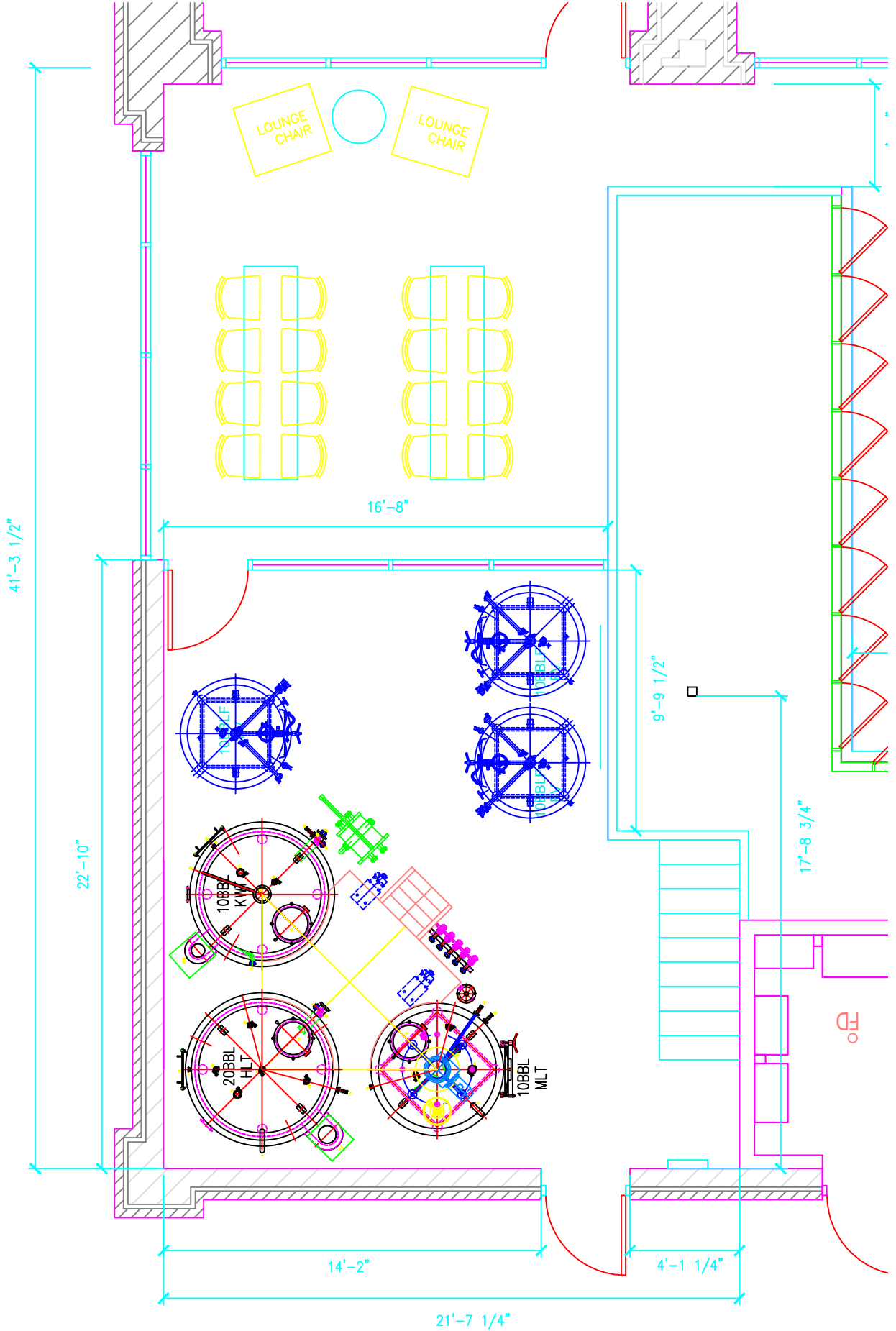
ANGEL ASSOCIATES LP
 BR GAS STATION & LEVASH
 CAR WASH
 PIN: 09-33-377-001

ANGEL ASSOCIATES LP
 FINISH FLOOR = 790.40
 ZONED REGIONAL BUSINESS - PUD H6

ANGEL ASSOCIATES LP
 1850 BRICHER ROAD ST. CHARLES, IL
 CIVIL SITE PLAN









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 known 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

